



KURSCH
GROUP

**INDUSTRIAL LAND
FOR SALE**

**±2.5 AC E Avenue
Hesperia, CA**

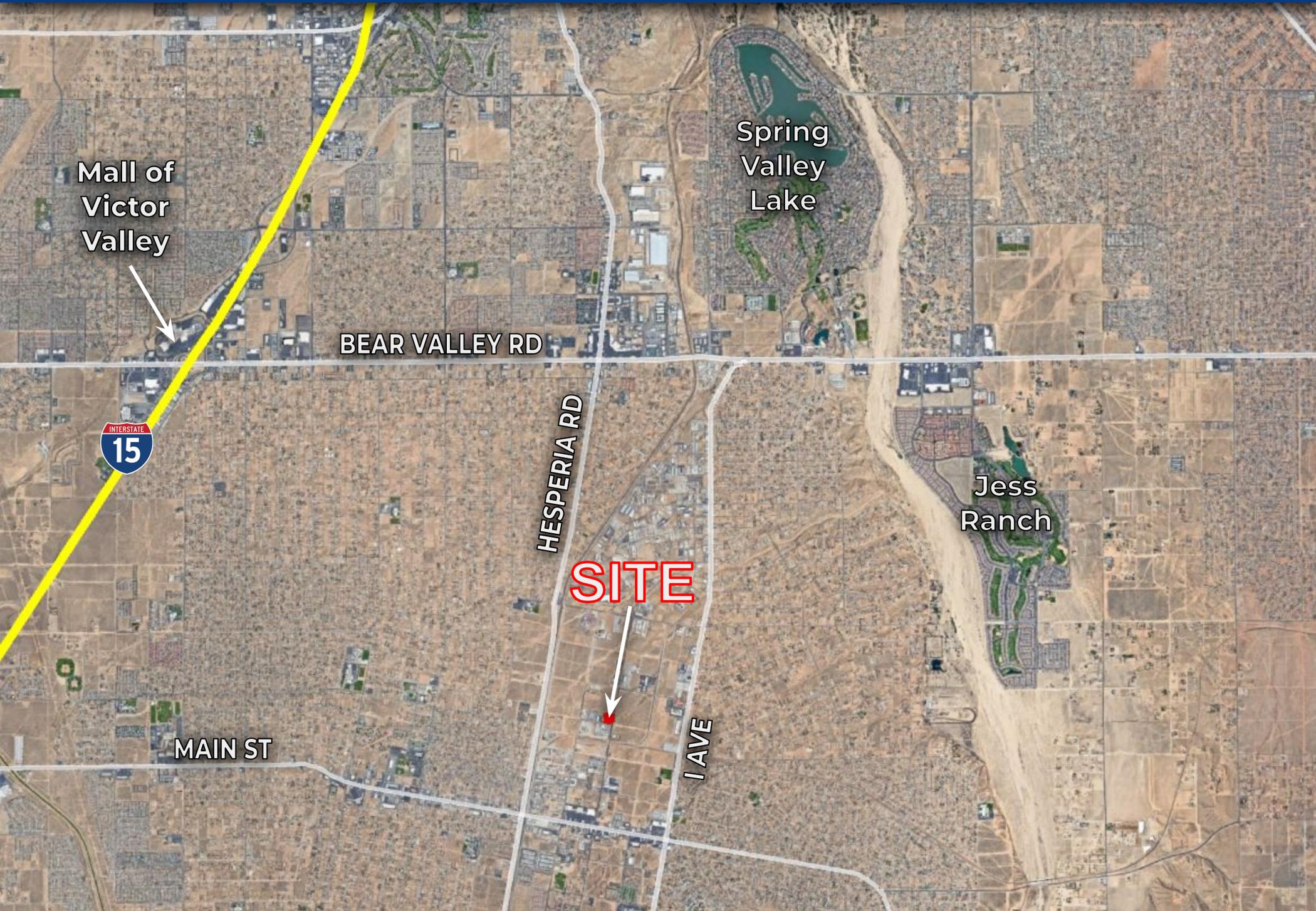
Site Attributes

- APN 0410-051-29
- Zoned G-I General Industrial
- ±2.5 Acres (±108,900 sf)
- ±345 feet of frontage on E Avenue, an arterial roadway per the City of Hesperia Circulation Plan
- Situated in a prime industrial area of the City of Hesperia
- Gravity main sewer line and 12" water line in Hercules Street and E Avenue; buyer to verify
- Centrally located in the High Desert
- Asking \$599,000.00 (\$5.50 per sf)



AREA OVERVIEW

E Avenue | Hesperia, CA



Mall of
Victor
Valley



BEAR VALLEY RD

Spring
Valley
Lake

HESPERIA RD

SITE

Jess
Ranch

MAIN ST

I AVE

PLAT MAP

E Avenue | Hesperia, CA

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Map No. 1 of Hesperia
M.B. 12/21-27

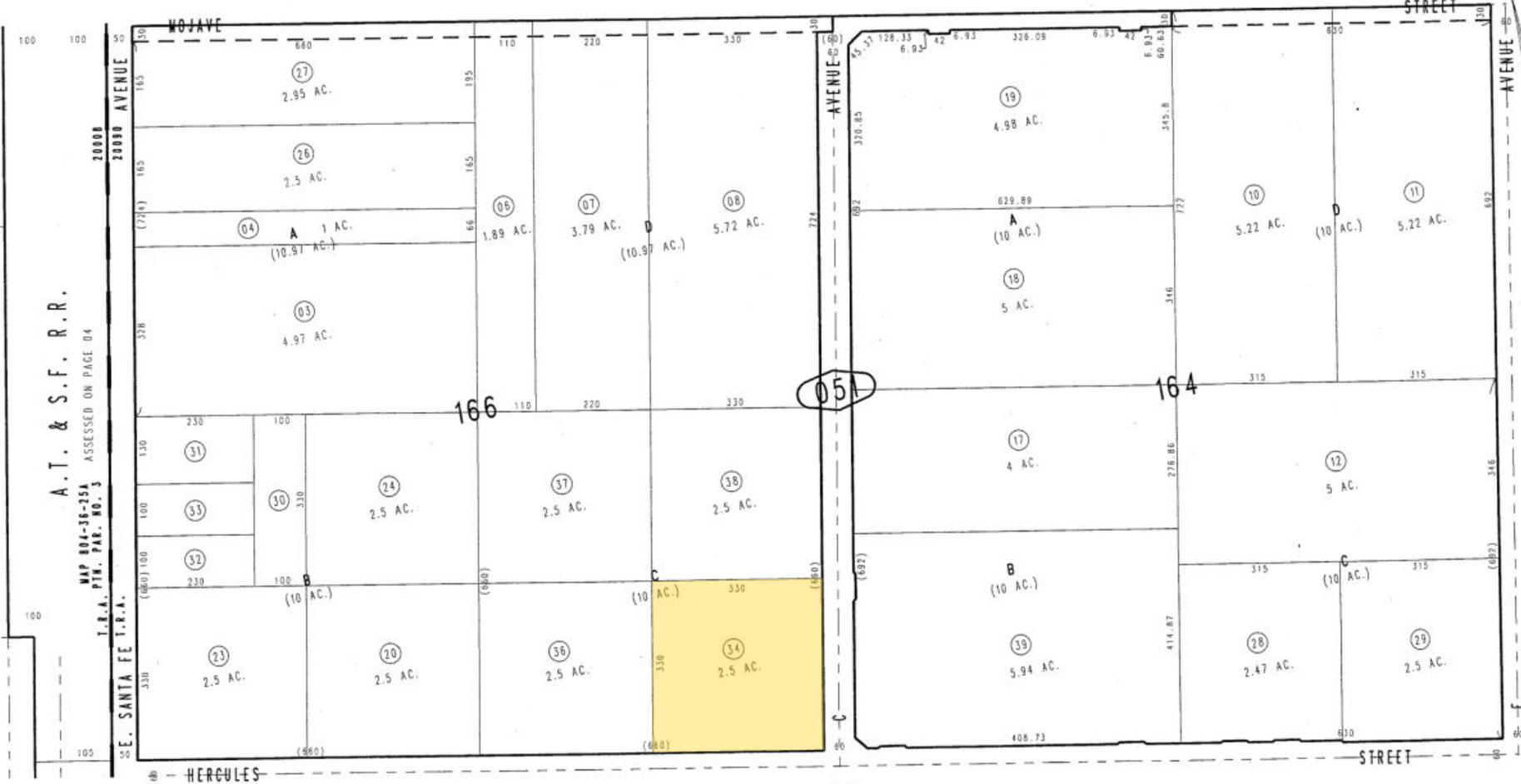
City of Hesperia
Tax Rate Area
2008,20090

0410 - 05



0414
21

0407
06



A.T. & S.F. R.R.
MAP 004-38-35A ASSESSED ON PAGE 04
T.R.A. P.T.M. PAR. NO. 3
S.E. SANTA FE T.R.A.

April 2004

Ptn. W.1/2, Sec. 15
T.4N., R.4W.

Assessor's Map
Book 0410 Page 05
San Bernardino County

REVISED
05/10/19 KC

The information contained herein has been secured from sources we believe to be reliable. Kursch Group, Inc. and/or agents involved, make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified with another outside agency, government entity or property owner as applicable.

CONTACT

Jeremy Schmidt

jschmidt@kurschgroup.com

760.983.2593

DRE # 01310579

Aiden Schmidt

aschmidt@kurschgroup.com

760.983.2592

DRE # 02201573



12180 Ridgecrest Rd., Suite 232
Victorville, CA 92395

760.983.2383 | www.kurschgroup.com

Corporate DRE # 01896143

The information contained herein has been secured from sources we believe to be reliable. Kursch Group, Inc. and/or agents involved, make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified with another outside agency, government entity or property owner as applicable.