

LAST AVAILABLE BUILDING IN THE COMPLEX
17380 Darwin Ave., Bldg. B Hesperia CA 92345



Asking Rate: \$1.25 + NNN

Property Features

- Building B: ±7,828 Sq. Ft.
 - ❖ Three (3) ground level doors
 - ❖ 400 Amp 3 Phase
 - ❖ Clear Height: 24 Ft.
 - ❖ Office Total Sq. Ft. ±1,016
- Sprinklers throughout
- Zoned I2 (General Manufacturing/Industrial)
- Large concrete parking/loading area
- Excellent truck and vehicle access
- Located west of I Ave and south of Eucalyptus St., in the heart of Hesperia's industrial area
- Owner will consider subdividing the building based on Tenant's requirements
- Only ±80 miles from Los Angeles and ±90 miles from the Ports of Los Angeles and Long Beach, Hesperia offers access to both domestic and international markets.
- Adjacent building already leased – only one building remains available

LIC # 01057618

The BRADCO Companies
a commercial real estate company

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