



**RYAN TRAVIS**

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### ADDRESS

16623 Yucca St.,  
Hesperia, CA 92345

### APN:

0410-141-43 & 56

### NOTES:

Two (2) Freestanding Industrial / Flex Buildings totaling  $\pm 4,750$ sqft– Front Building measures  $\pm 3,000$ sqft – beautiful office build out, 40' x 40' warehouse area with two (2) bays roll-up doors measure 16' wide by 12' tall. Rear building measures  $\pm 1,750$ sqft with three (3) bays – warehouse area measures 25' deep by 60' wide – small office area on the east side of the building – 20' by 20' awning cover on the east side of the building. Fully fenced and secure yard area on east side of the building measuring  $\pm 0.42$ ac. Huge visibility to heavily traveled Main Street which runs along the north side of the property as Main Street grades up over the railroad tracks.

### MUNICIPALITY

Hesperia | County of San Bernardino

### ZONING

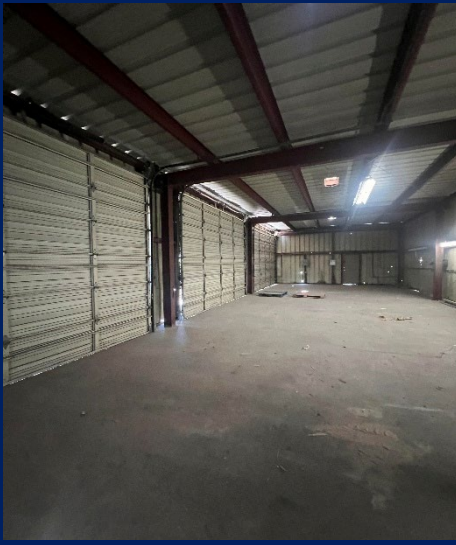
Neighborhood Commercial (NC)

## **ASKING FOR LEASE PRICE**

**\$1.21 per sqft**

MG Lease





# AERIAL

