

EXCLUSIVE LEASING MEMORANDUM



RYAN TRAVIS

760.983.2594 RTravis@KurschGroup.com

BRE # 01358790 Corporate BRE #01896143

12180 Ridgecrest Rd., Suite 232 Victorville, CA 92395

Address

17525 Alder St.
Hesperia, CA 92345

APN

0415-271-03

NOTES

Versatile Industrial / Warehouse lease space situated in the heart of Hesperia. Minutes from both Main St & Bear Valley Rd while also centrally located within the entire High Desert Region. Well-kept suites offer a small office area and open warehouse floor space with a roll-up door. Committed ownership maintaining in meticulous fashion this pristine commercial development. Join other successful businesses located here today

ZONING

I2 - This zone is intended to provide for a full range of manufacturing, fabrication, assembly, warehousing and distribution use types associated with heavy industrial land uses, including outside manufacturing, warehousing and storage.

Asking Price

\$1.50/psf for suites under 1,500 sqft.

\$1.25/psf for suites over 1,500 sqft.

* \$.05 for trash/water

ALDER ST.



Available

Suite 6	960 sf
Suite 4	960 sf
Suite 36	2,640 sf
Suite 47	960 sf
Suite 51& 52	1,920 sf
Suite 54	1,416sf



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Aerial

