


# ±3.27 acres vacant land

E Ave

Hesperia, CA 92345

**RYAN TRAVIS**
RTravis@KurschGroup.com
D 760.983.2594
DRE #01358790

KURSCH GROUP
COMMERCIAL REAL ESTATE

ADDRESS
E Ave
Hesperia, CA 92345

ASSESSORS PARCEL NUMBER
0415-181-22

PROPERTY OVERVIEW
Capitalize on the High Desert's booming industrial sector with this premium ±3.27-acre vacant parcel strategically located on E Avenue. Zoned General Industrial (GI / I2), this highly usable lot offers maximum versatility for warehousing, logistics, manufacturing, or a multi-tenant commercial project.
Positioned within a rapidly growing commercial and industrial corridor, the property provides efficient access to major High Desert transportation routes, including Main Street and the Interstate 15 corridor. With utilities nearby and established industrial neighbors, this parcel is a canvas ready for owner-users or developers looking to anchor their business in a pro-growth city. Secure your foothold in Hesperia's expanding logistics market today!

MUNICIPALITY
City of Hesperia| County of San Bernardino

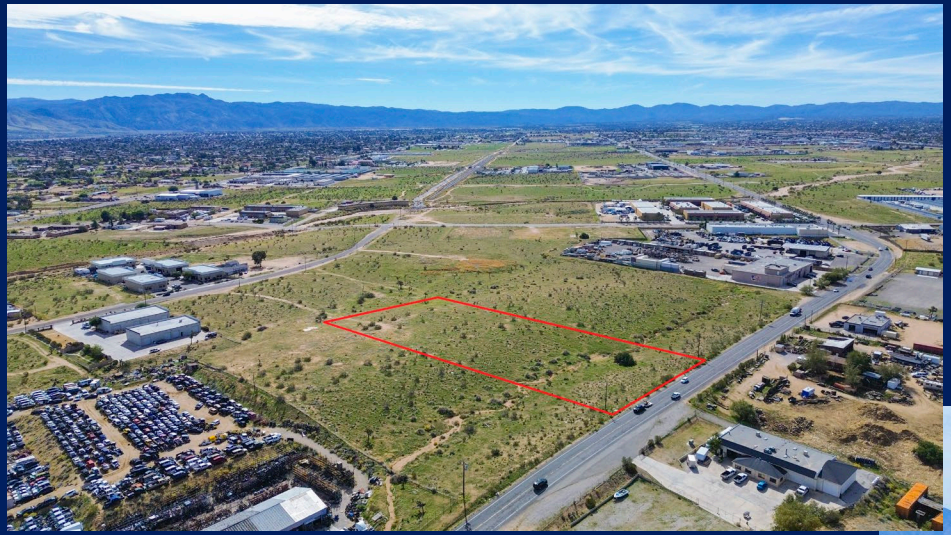
ZONING
I2 (General Manufacturing/ Industrial)

# SALE PRICE
# $147,000





This information 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.





This information 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.

# CITY OF HESPERIA

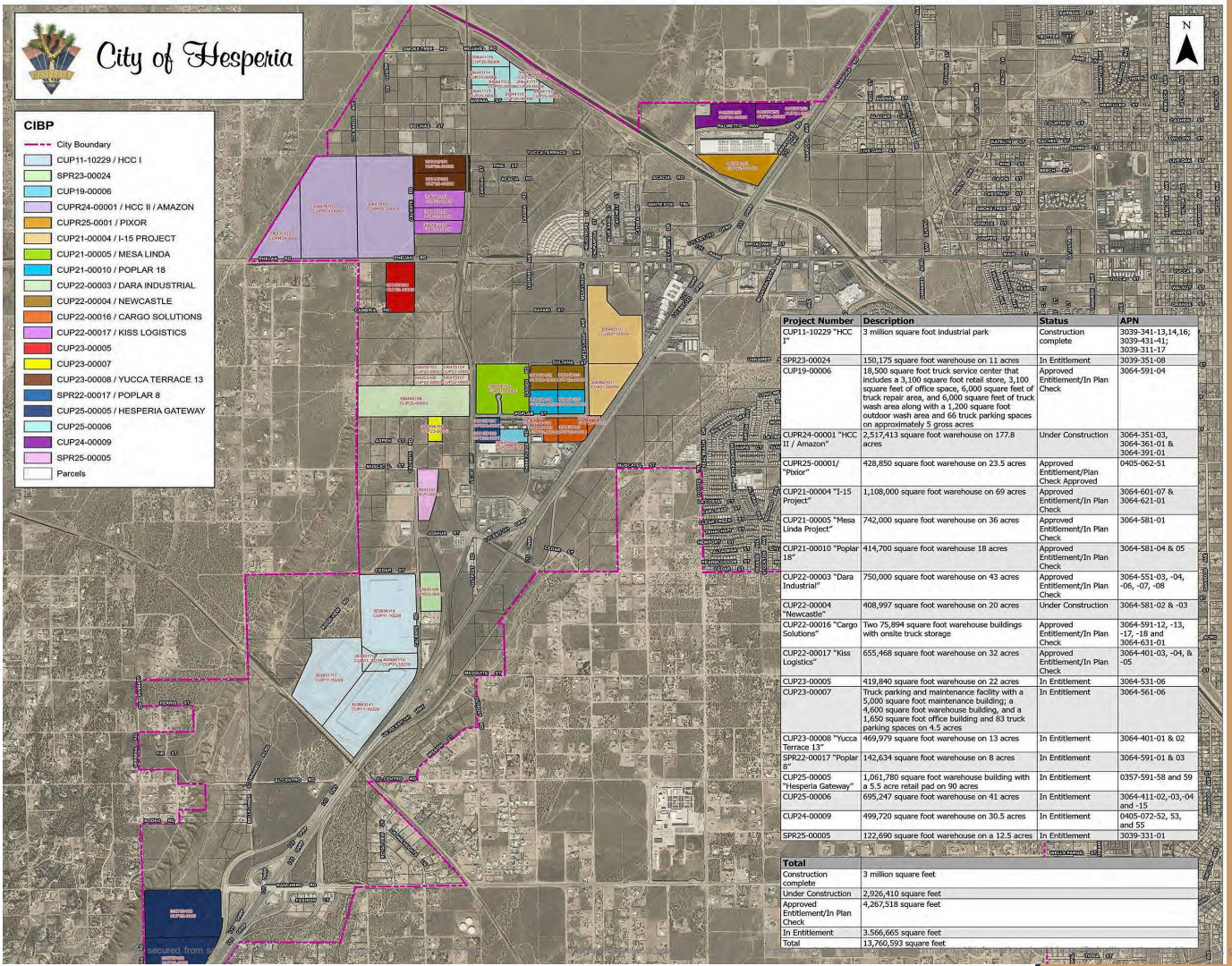



You will not find a more aggressive, customer-focused Economic Development Division anywhere. What's more, we look forward to proving it to you. We would like to welcome you into our community and hope you agree that when it comes to a location in southern California and the high desert, Hesperia abounds with amenities and affords your business tremendous opportunities.

At the hub of thriving economic activity is the Hesperia Commerce Center. Situated on the west side of the 1-15 freeway along Caliente Road, this expansive complex covers an impressive 3.5 million square feet, leased by Maersk, a global logistics and supply chain company, as occupants.

Amazon's first West Coast Middle-Mile facility has broken ground. Spanning across approximately 160 acres off Phelan Road, near Caliente Road, the 2.5 million-square-foot facility has generated roughly 1,000 construction-related positions, and is expected to create approximately 1,000 permanent jobs once the facility is operational, currently anticipated in late 2026. 500 docking stations are included in the build, supporting the Inland Empire and greater Southern California area.

This information 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.




| Project Number | Description | Status | APN |
|---|---|---|---|
| CUP11-10229 "HCC I" | 3 million square foot industrial park | Construction complete | 3039-341-13,14,16; 3039-431-41; 3039-311-17 |
| SPR23-00024 | 150,175 square foot warehouse on 11 acres | In Entitlement | 3039-351-08 |
| CUP19-00006 | 18,500 square foot truck service center that includes a 3,100 square foot retail store, 3,100 square feet of office space, 6,000 square feet of truck repair area, and 6,000 square feet of truck wash area along with a 1,200 square foot outdoor wash area and 66 truck parking spaces on approximately 5 gross acres | Approved Entitlement/In Plan Check | 3064-591-04 |
| CUPR24-00001 "HCC II / Amazon" | 2,517,413 square foot warehouse on 177.8 acres | Under Construction | 3064-351-03, 3064-361-01 & 3064-391-01 |
| CUPR25-00001/ "Pixior" | 428,850 square foot warehouse on 23.5 acres | Approved Entitlement/Plan Check Approved | 0405-062-51 |
| CUP21-00004 "I-15 Project" | 1,108,000 square foot warehouse on 69 acres | Approved Entitlement/In Plan Check | 3064-601-07 & 3064-621-01 |
| CUP21-00005 "Mesa Linda Project" | 742,000 square foot warehouse on 36 acres | Approved Entitlement/In Plan Check | 3064-581-01 |
| CUP21-00010 "Poplar 18" | 414,700 square foot warehouse 18 acres | Approved Entitlement/In Plan Check | 3064-581-04 & 05 |
| CUP22-00003 "Dara Industrial" | 750,000 square foot warehouse on 43 acres | Approved Entitlement/In Plan Check | 3064-551-03, -04, -06, -07, -08 |
| CUP22-00004 "Newcastle" | 408,997 square foot warehouse on 20 acres | Under Construction | 3064-581-02 & -03 |
| CUP22-00016 "Cargo Solutions" | Two 75,894 square foot warehouse buildings with onsite truck storage | Approved Entitlement/In Plan Check | 3064-591-12, -13, -17, -18 and 3064-631-01 |
| CUP22-00017 "Kiss Logistics" | 655,468 square foot warehouse on 32 acres | Approved Entitlement/In Plan Check | 3064-401-03, -04, & -05 |
| CUP23-00005 | 419,840 square foot warehouse on 22 acres | In Entitlement | 3064-531-06 |
| CUP23-00007 | Truck parking and maintenance facility with a 5,000 square foot maintenance building; a 4,600 square foot warehouse building, and a 1,650 square foot office building and 83 truck parking spaces on 4.5 acres | In Entitlement | 3064-561-06 |
| CUP23-00008 "Yucca Terrace 13" | 469,979 square foot warehouse on 13 acres | In Entitlement | 3064-401-01 & 02 |
| SPR22-00017 "Poplar 8" | 142,634 square foot warehouse on 8 acres | In Entitlement | 3064-591-01 & 03 |
| CUP25-00005 "Hesperia Gateway" | 1,061,780 square foot warehouse building with a 5.5 acre retail pad on 90 acres | In Entitlement | 0357-591-58 and 59 |
| CUP25-00006 | 695,247 square foot warehouse on 41 acres | In Entitlement | 3064-411-02,-03,-04 and -15 |
| CUP24-00009 | 499,720 square foot warehouse on 30.5 acres | In Entitlement | 0405-072-52, 53, and 55 |
| SPR25-00005 | 122,690 square foot warehouse on a 12.5 acres | In Entitlement | 3039-331-01 |

| Total | |
|---|---|
| Construction complete | 3 million square feet |
| Under Construction | 2,926,410 square feet |
| Approved Entitlement/In Plan Check | 4,267,518 square feet |
| In Entitlement | 3.566,665 square feet |
| Total | 13,760,593 square feet |

## MAJOR DEVELOPMENT

**Amazon Middle-Mile Facility**: A massive 2.5-million-square-foot facility is under construction at the northwest corner of Main St & Hwy 395, projected to open in late 2026.

**Industrial Pipeline:** Large Scale logistics hubs - tens of millions of square feet in same stage of construction or entitlement. Including The Hesperia Gateway Project at the southwest corner of I-15 & Ranchero Rd encompassing 90ac and proposed 1.06m square feet of warehouse.

**Sam's Club:** Approved for a 25-acre site near the northwest corner of I-15 & Main St, this major retail center will include a fuel station, tire center, and car wash.

**Brightline:** Brightline West will be the country's first true high-speed passenger rail operation. The Victor Valley station, located on nearly ±300 acres at Dale Evans Parkway and I-15, will serve as the Las Vegas connection facility and possible future hub for the proposed High Desert Corridor and California High Speed Rail lines. The commuter station will be located at I-15 & Joshua Rd, serving as the link to the Rancho Cucamonga Metro-Link Station.

secured from s
government entity or property owner as applicable.