

±1.24 acres vacant land

11011 G ave

Hesperia, CA 92345

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KURSCH GROUP
COMMERCIAL REAL ESTATE

ADDRESS
11011 G Ave
Hesperia, CA 92345

ASSESSORS PARCEL NUMBER
0415-231-05

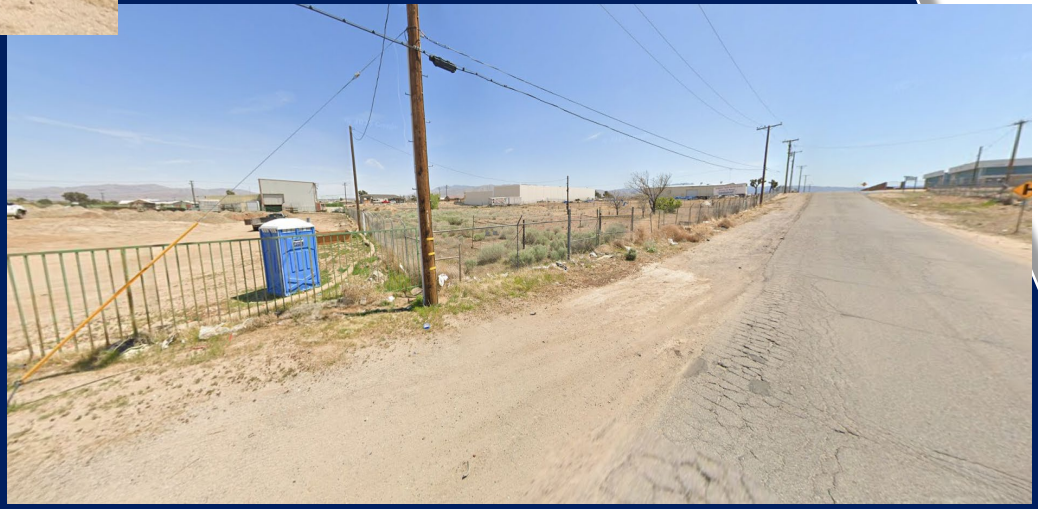
PROPERTY OVERVIEW
±1.24-acre vacant land parcel fronting on the east side of G Ave south of Eucalyptus St and north of E Ave. Zoned I1 - Limited Manufacturing / Industrial. This zone is intended to provide for light industrial, light manufacturing and industrial support uses mainly conducted within enclosed buildings. Additional conditional uses include wholesale business; truck terminals; contractor's equipment storage yards, hay, grain, wood and fuel oil storage and sales yards; auctions and construction equipment sales lots. Ownership had previously obtained some preliminary drawings and renditions for the site, though no entitlements were ever received. Water and electricity is in the street fronting the parcel, sewer is not available.

MUNICIPALITY
City of Hesperia| County of San Bernardino

ZONING
I1 - (Limited Manufacturing / Industrial)

SALE PRICE
$249,000

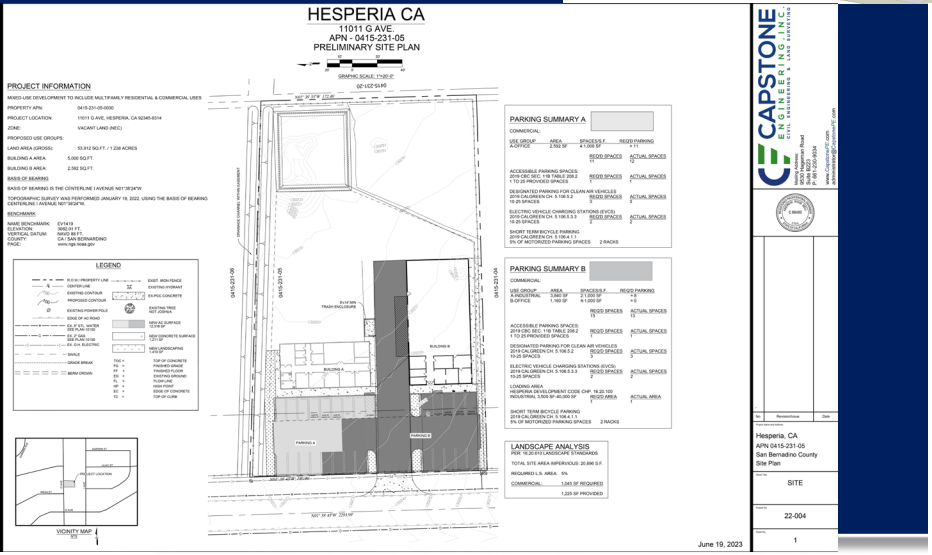


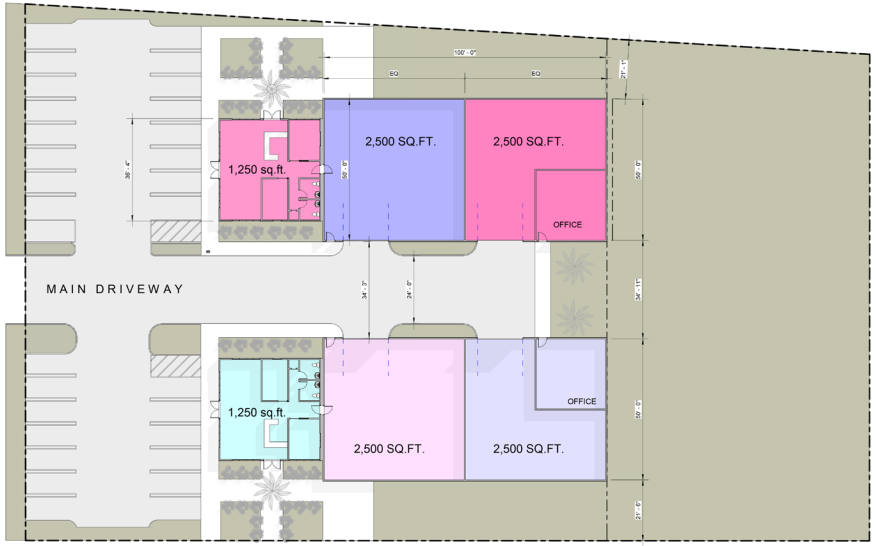


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DEVELOPMENT EXAMPLE







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Aerial



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CITY OF HESPERIA

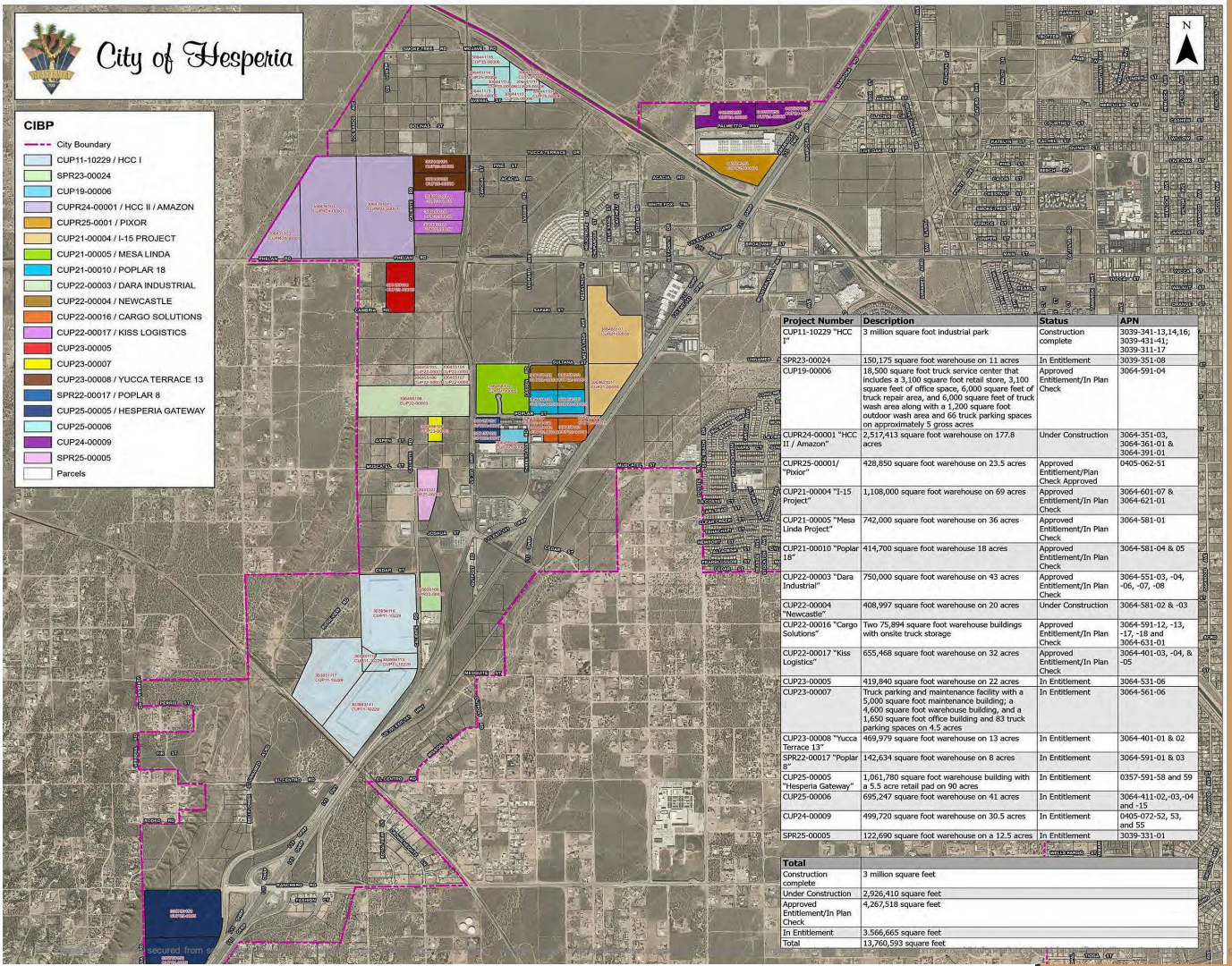


You will not find a more aggressive, customer-focused Economic Development Division anywhere. What's more, we look forward to proving it to you. We would like to welcome you into our community and hope you agree that when it comes to a location in southern California and the high desert, Hesperia abounds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

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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
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