

# EXCLUSIVE LEASING MEMORANDUM



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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

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

\$1.00/psf for suites over 1,500 sqft.

\$0.95/psf for suites over 5,000 sqft.

\* \$.05 for trash/water

ALDER ST.

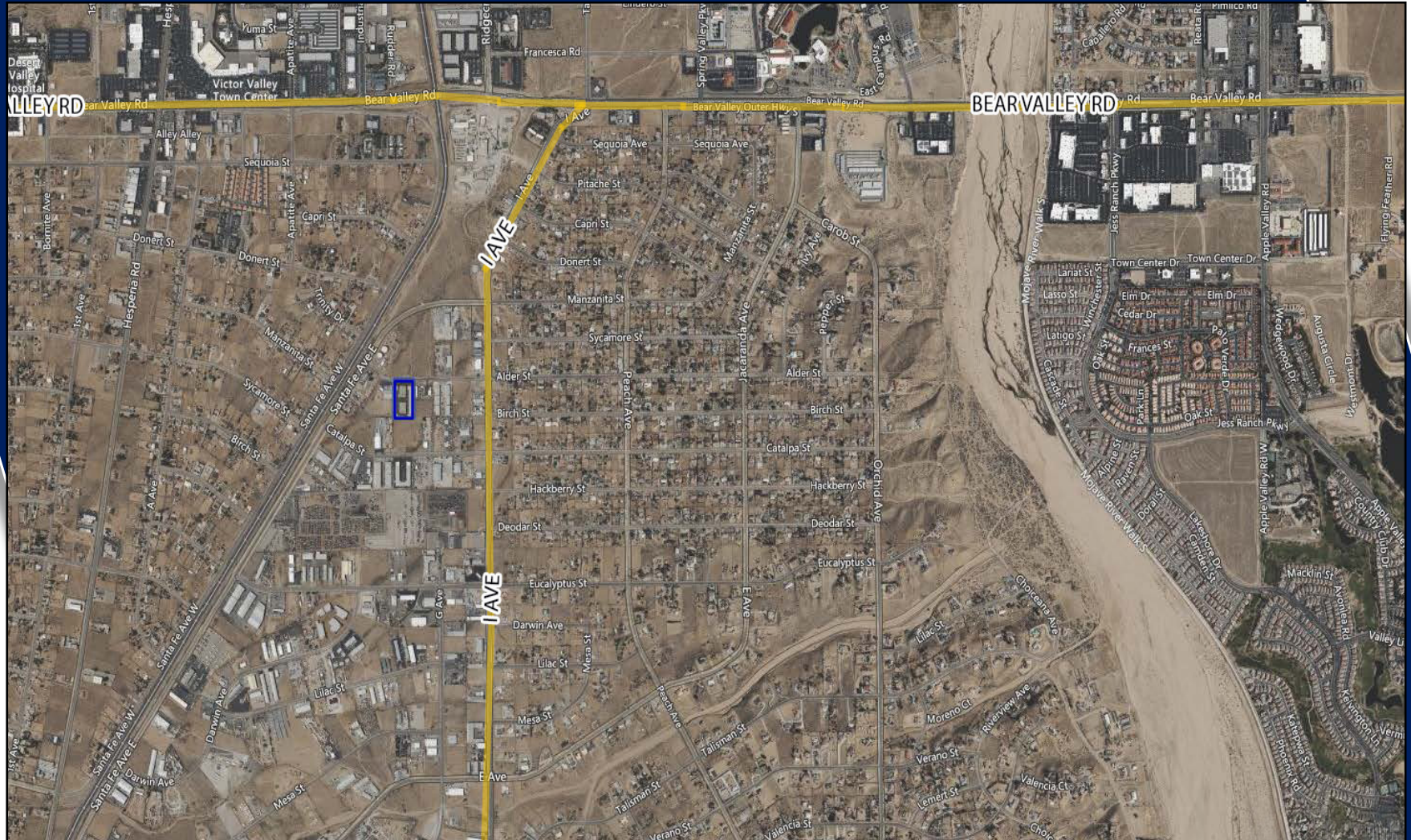


Available

- Suite 6                    960 sf
- Suite 16                  2,640 sf
- Suite 24 & 36            5,280 sf
- Suite 47                   960 sf



# Aerial



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