

OFFICE + WAREHOUSE FOR LEASE

11768 MARIPOSA RD.

Hesperia, CA 92345



ECONOMIC DATA

LEASE RATE: \$12,500.00 per month (MG)

PROPERTY INFORMATION

COUNTY: San Bernardino
MARKET: Inland Empire North
SUBMARKET: High Desert

BUILDING DATA

TOTAL BUILDING SF: ±9,250 SF
YEAR BUILT: 1985
ZONING: RC (Regional Commercial)

LISTING DATA

AVAILABLE SF: ±9,250 SF

PROPERTY OVERVIEW

Prime Commercial Lease Opportunity - Warehouse + Office Space with Freeway Frontage!

Unlock your business potential with this high-exposure lease opportunity featuring a combination of warehouse and office space strategically positioned along the I-15 Freeway for maximum visibility and convenience. Ideal for logistics, distribution, showroom, or professional service users, this versatile building offers seamless regional access and proximity to major national retailers, enhancing accessibility for both customers and employees.

The property features twelve total private offices, with eight on the ground floor and four upstairs, providing ample flexibility for management, teams, or client-facing functions. A dedicated break room and the ability to repurpose one or more offices as conference rooms add to the adaptable layout.

Two spacious warehouse areas offer robust operational capacity for storage, distribution, or light industrial work. The building is equipped with separate restrooms serving both the office and warehouse sections, ensuring practical day-to-day functionality.

With freeway frontage and excellent access, this space is an ideal home for businesses ready to elevate their visibility and operations in a high-traffic corridor.

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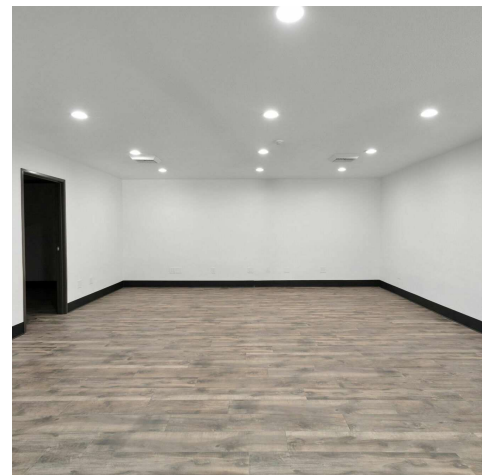
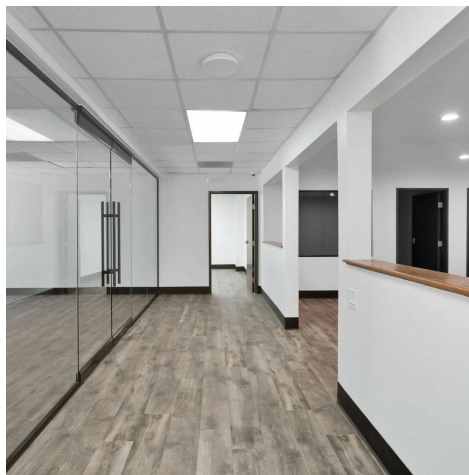
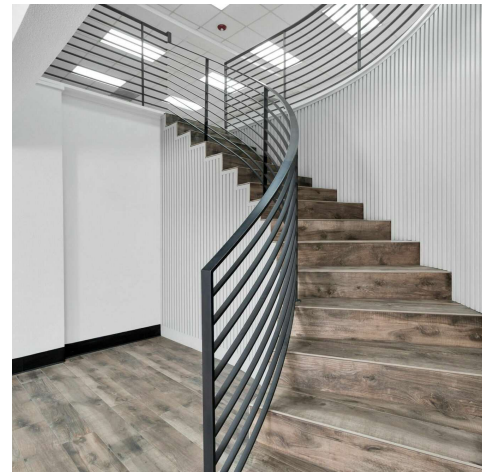
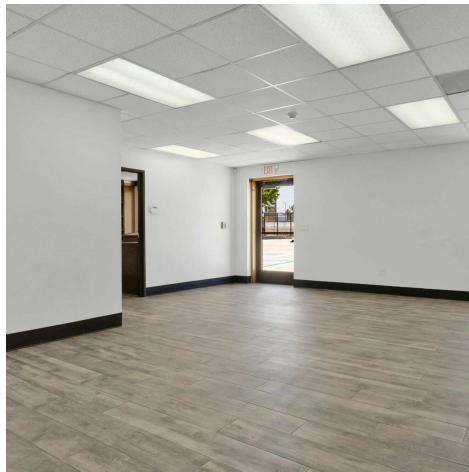
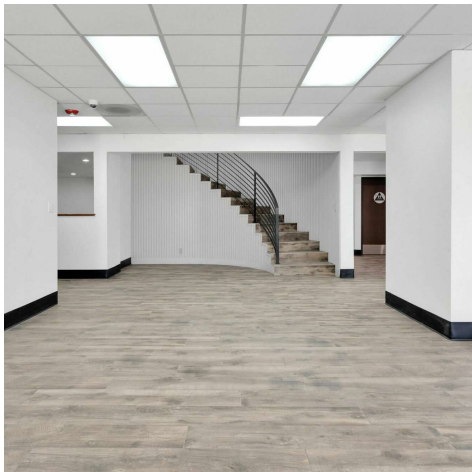
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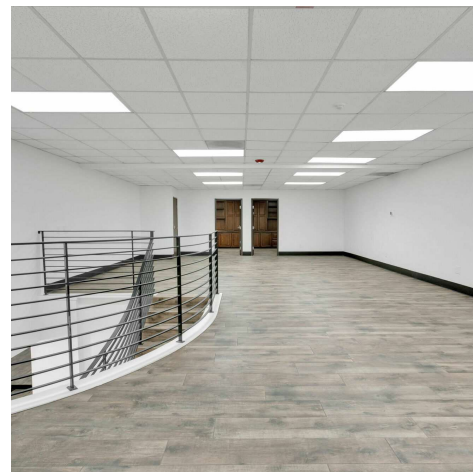
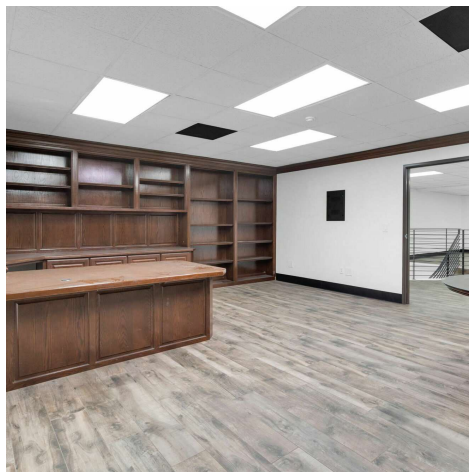
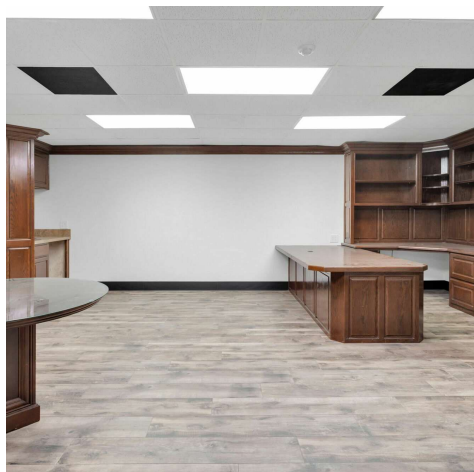
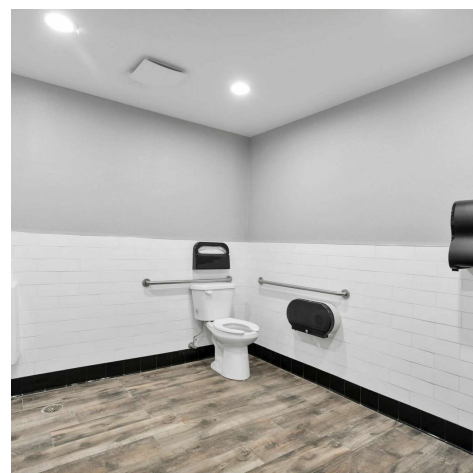
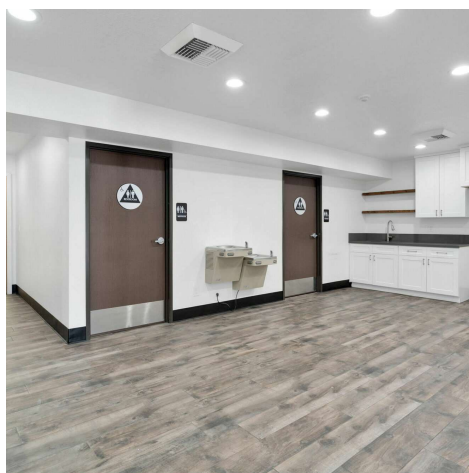
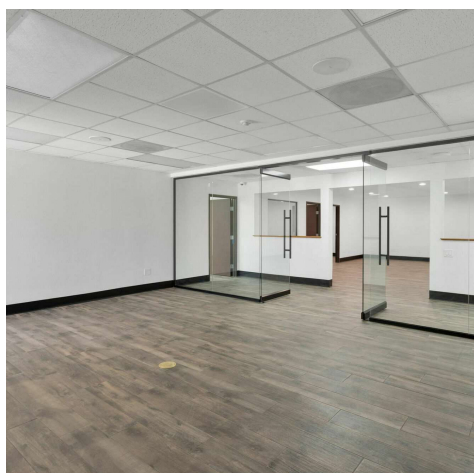
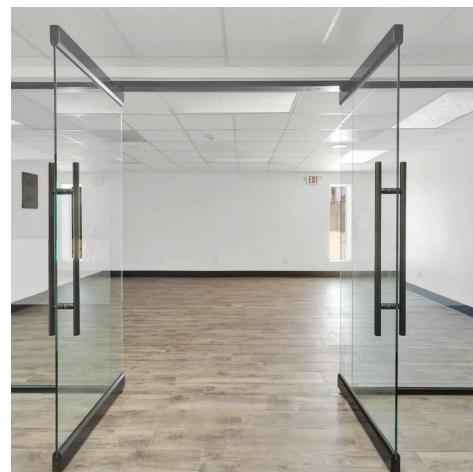
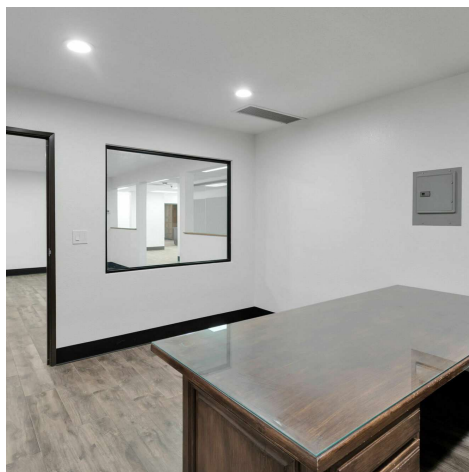
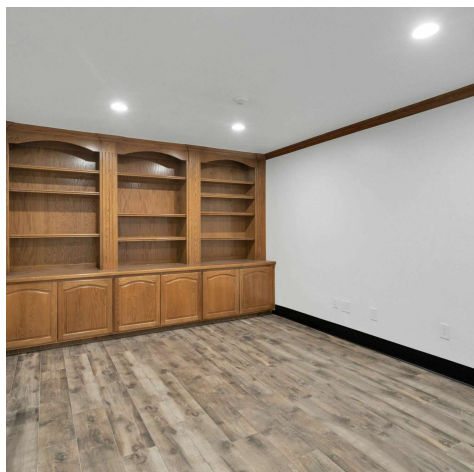
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INDUSTRIAL FOR LEASE
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FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 3,277 sq.ft. FLOOR 2 1,605 sq.ft.
 EXCLUDED AREAS : GARAGE 2,164 sq.ft. GARAGE 1,103 sq.ft.
 TOTAL : 4,882 sq.ft.

Floor Plan (Not to Scale)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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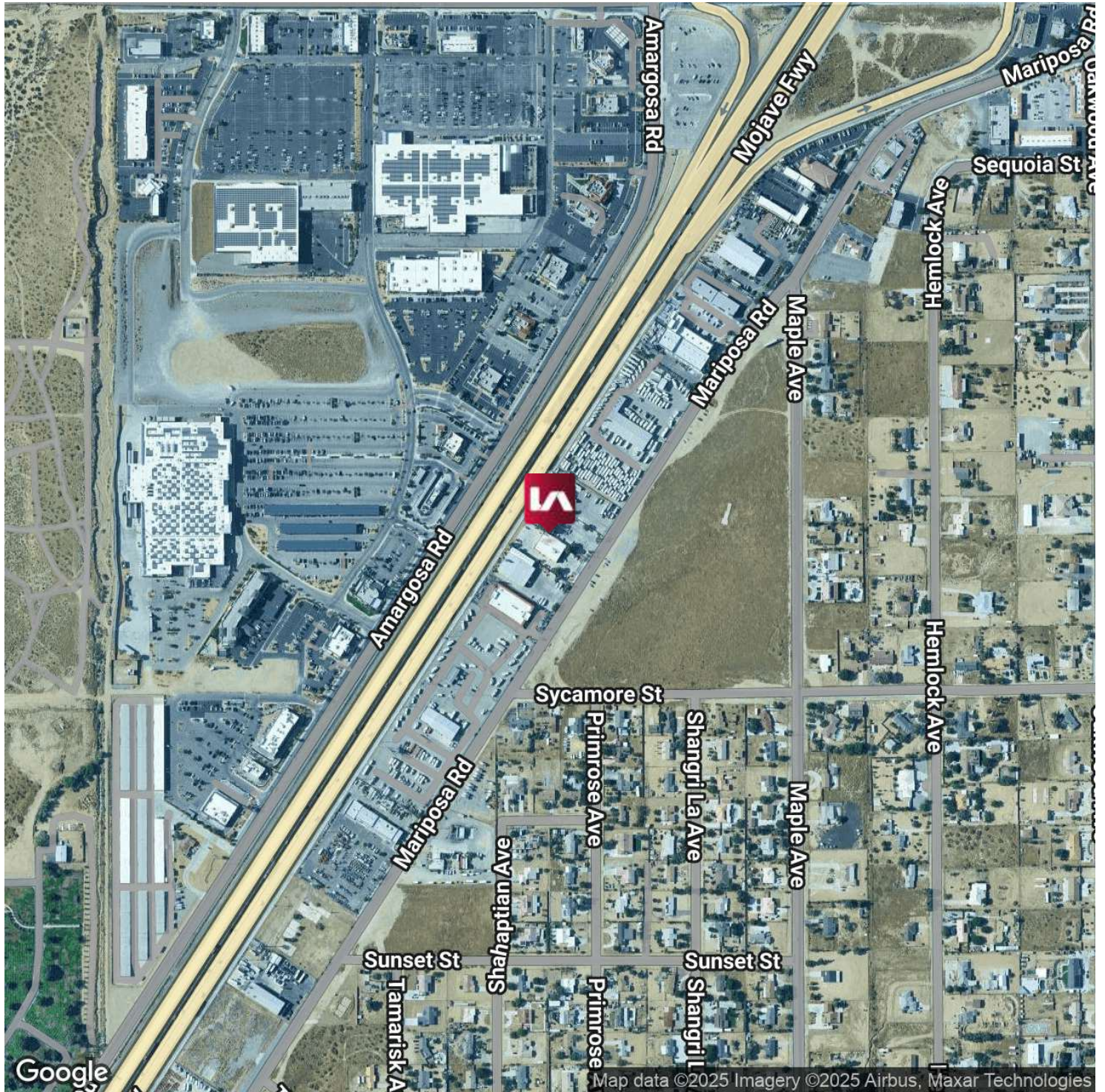
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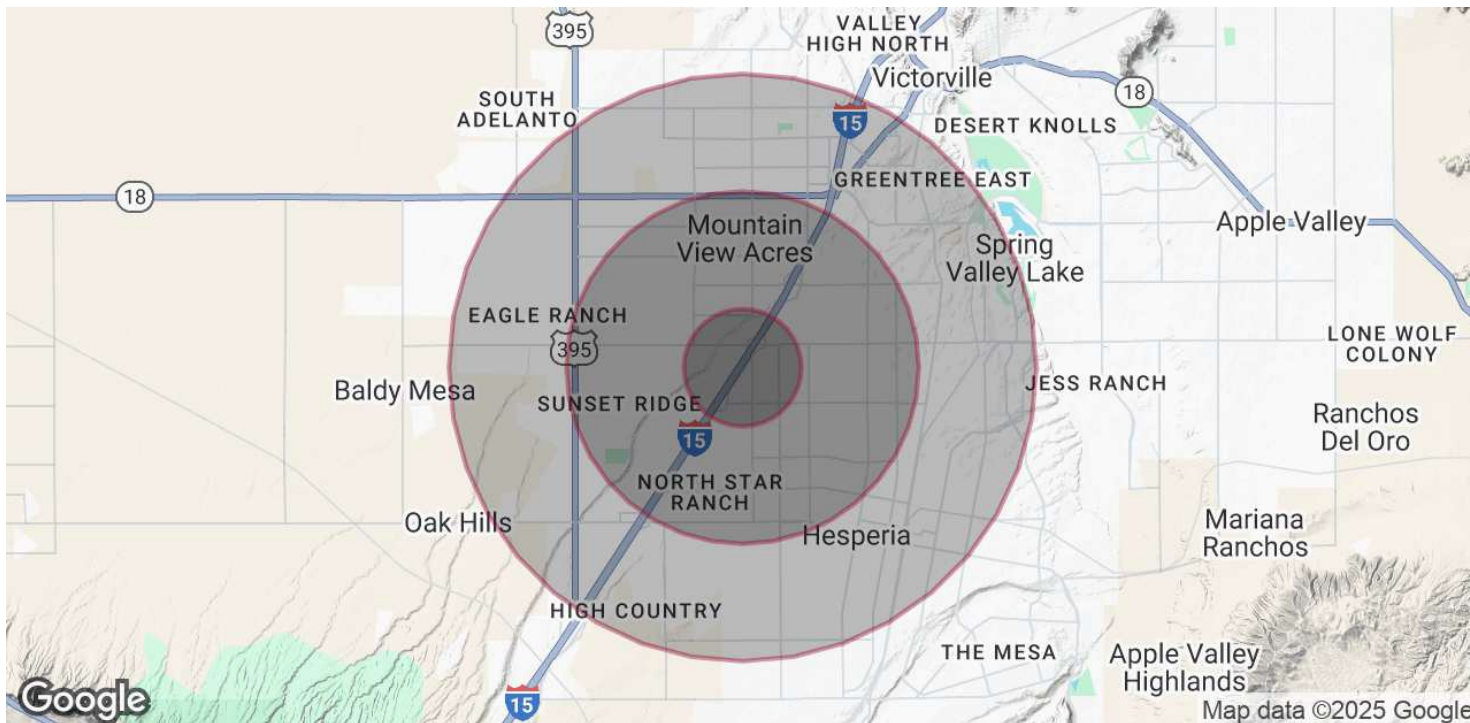
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,707	81,883	190,625
Average Age	36	36	35
Average Age (Male)	36	35	34
Average Age (Female)	37	37	36

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,642	23,411	54,616
# of Persons per HH	3.5	3.5	3.5
Average HH Income	\$87,589	\$90,235	\$91,850
Average House Value	\$422,848	\$411,147	\$400,187

Demographics data derived from AlphaMap

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