

INDUSTRIAL LOFT BUILDING FOR LEASE PRIME INDUSTRIAL SPACE FOR LEASE 17229 LEMON ST.

17229 Lemon St., Hesperia, CA 92345



ECONOMIC DATA

LEASE RATE: \$1.05 SF/month (NNN)

PROPERTY INFORMATION

COUNTY: San Bernardino

MARKET: Inland Empire

SUBMARKET: Hesperia

BUILDING DATA

TOTAL BUILDING SF: 102,120 SF

YEAR BUILT: 1986

ZONING: CITY OF HESPERIA

LISTING DATA

AVAILABLE SF: 3,000 - 12,800 SF

PROPERTY OVERVIEW

This well-kept $\pm 102,120$ square foot concrete tilt-up industrial park reflects true pride of ownership. Situated on ± 11.00 acres at the southeast corner of E Avenue and Lemon Street, the property is centrally located in Hesperia's industrial corridor, an ideal location for warehouse or manufacturing users seeking functionality and accessibility. Each industrial condominium unit offers ± 20 -foot clear height, a ± 15 - 20% office build-out, and one (1) ± 16 -foot roll-up door, providing a highly usable configuration for a range of industrial operations.

A number of units will be coming available for lease in the coming months, offering a range of sizes to accommodate various needs. These include Unit A4 ($\pm 3,200$ SF), Unit B1 ($\pm 3,200$ SF), Unit C3 ($\pm 3,200$ SF), Units E4 and E5 ($\pm 3,000$ SF), Units E15 and E16 ($\pm 3,080$ SF), and Units D1 through D4 ($\pm 12,800$ SF). The park is home to a diverse mix of established tenants such as Serve Pro, Inglis Classics, High Desert Auto & RV, Bimbo Bakery, and Lead Masters, further contributing to the property's dynamic and professional environment.

Please do not disturb any of the existing tenants. All units will be available upon the current tenants' vacating of the space.

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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INDUSTRIAL CONDO UNITS FOR LEASE

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Site Plan



LEASE INFORMATION

Lease Type:	NNN \$0.10 PSF/mo.	Lease Term:	3-5 Years
Total Space:	±9,600 SF	Lease Rate:	\$1.05 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
17229 Lemon St. Unit A4	Available	3,200 SF	NNN	\$1.05 SF/month
17229 Lemon St. Unit B1	Available	3,200 SF	NNN	\$1.05 SF/month
17229 Lemon St. Unit C3	Available	3,200 SF	NNN	\$1.05 SF/month
17229 Lemon St. Unit D1 - 4	Available	12,800 SF	NNN	\$1.05 SF/month
17229 Lemon St. Units E4 & E5	Available	3,000 SF	NNN	\$1.05 SF/month
17229 Lemon St. Units E15 & E16	Available	3,080 SF	NNN	\$1.05 SF/month

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Unit C3 - Interior



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Hesperia, CA 92345



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,082	59,686	155,464
Average Age	37	39	38
Average Age (Male)	36	38	37
Average Age (Female)	37	40	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	591	19,393	49,329
# of Persons per HH	3.5	3.1	3.2
Average HH Income	\$85,565	\$75,196	\$88,224
Average House Value	\$390,376	\$402,711	\$431,020

Demographics data derived from AlphaMap

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