

Newly Constructed 2021 Industrial Bldgs. With I2 Zoning – Now Leasing

17380 Darwin Ave., Hesperia CA 92345



Property Features

- Building A: ±17,418 Sq. Ft.
 - ❖ Two (2) loading docks
 - ❖ Two (2) ground level roll up doors
 - ❖ 600 Amp 3 Phase
 - ❖ Clear Height: 24 Ft.
 - ❖ Office Total Sq. Ft. ±1,862
- Building B: ±7,828 Sq. Ft.
 - ❖ Three (3) ground level doors
 - ❖ 400 Amp 3 Phase
 - ❖ Clear Height: 24 Ft.
 - ❖ Office Total Sq. Ft. ±1,016
- Building E: ±17,744 Sq. Ft.
 - ❖ One (1) ground level door
 - ❖ 600 Amp 3 Phase
 - ❖ Clear Height: 24 Ft.
 - ❖ Office Total Sq. Ft. ±1,718
- Each building has sprinklers throughout
- Located west of I Ave and south of Eucalyptus St., in the heart of Hesperia's industrial area
- Owner will consider subdividing each building based on Tenant's requirements

Asking Rate: Call For Details

LIC # 01057618

The
BRADCO
Companies

a commercial real estate company

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DRE LIC #00773589

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Victorville, CA 92393

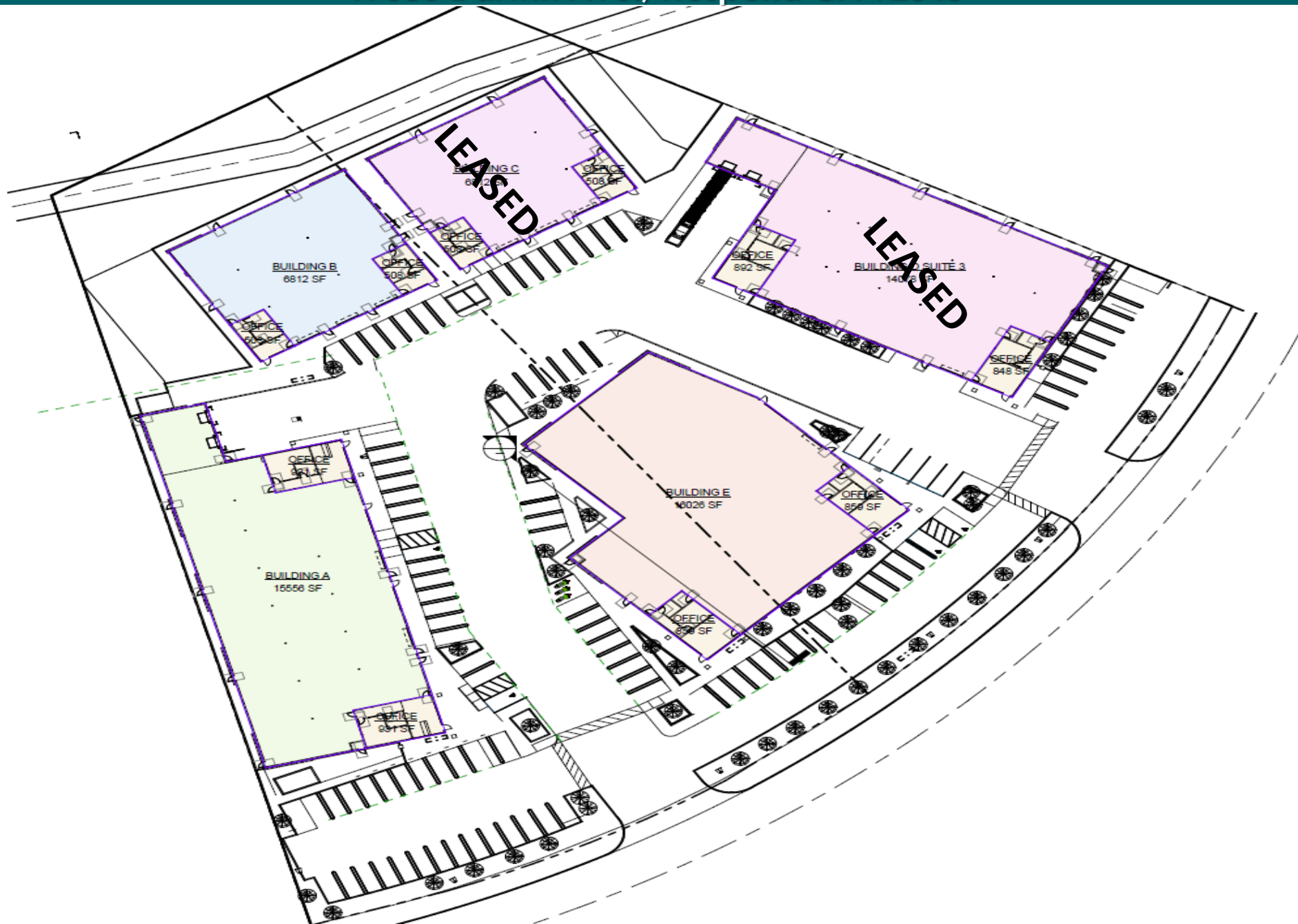
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INTERIOR BLDG. A



TRUCK WELLS BLDG. A



INTERIOR BLDG. B



INTERIOR BLDG. E



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Hesperia, CA

Hesperia, California, is situated in the Mojave Desert. The city is situated just 80± miles northeast of Los Angeles, providing businesses with convenient access to the largest metropolitan market in California. Additionally, the Ports of Los Angeles and Long Beach, two of the busiest ports in the United States, are approximately 90± miles away. This proximity allows businesses in Hesperia to efficiently move goods to and from international markets while avoiding the congestion and higher costs often associated with facilities closer to the ports.

Hesperia also benefits from being positioned along Interstate 15, a vital north-south transportation corridor that connects Southern California to Las Vegas and beyond. For freight and logistics companies, this means easy access to major markets across the western United States.

Hesperia offers a range of industrial properties tailored to meet the needs of different businesses. From state-of-the-art distribution centers to flexible industrial spaces, the city has options to suit a variety of industries. Notable facilities include:

- **Hesperia Commerce Center II:** A modern industrial development at the southwest corner of Yucca Terrace Drive and Caliente Road, designed with cutting-edge amenities for tenants in logistics and distribution.
- **Hesperia Commerce Center:** An expansive distribution facility totaling ±1,227,600 square feet, strategically designed for large-scale operations.
- **Darwin Industrial Park:** A multi building industrial park offering smaller spaces starting at ±3,914 square feet, ideal for startups and small businesses up to ±66,636 square feet.

Why Lease Industrial Space in Hesperia?

Proximity to Major Markets: Only ±80 miles from Los Angeles and ±90 miles from the Ports of Los Angeles and Long Beach, Hesperia offers access to both domestic and international markets.

Superior Transportation Access: Located on Interstate 15, Hesperia is an ideal hub for logistics and distribution.

Affordable Leasing Rates: Competitive pricing for industrial properties allows businesses to maximize their operational budgets.

Modern Facilities: A variety of industrial spaces cater to businesses of all sizes and sectors.

Business-Friendly Policies: The city's commitment to economic growth creates a supportive environment for industrial tenants.

Demographics

2024 Population	100,964
2029 Projected Population	101,365
2024 Estimated Households	29,687
2029 Projected Households	30,196
2024 Est. Avg. Household Size	3.40
2024 Est. Avg. Household Income	\$88,746

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