

17474 Catalpa Street
FOR LEASE
±36,348 SF

**FENCED
PARTIALLY
PAVED
YARD**

FOR LEASE | FUNCTIONAL FENCED YARD

17474 Catalpa Street
HESPERIA, CA 92345

Jamie H. Kim, CCIM

Broker / Founder

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DRE LICENSE NO. 01423006



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Key Property Highlights

- **For Immediate Availability**
- **±36,348F** Industrial, partially paved and fenced yard
- Zoning: I2 (Industrial)
- Privacy wrought iron fencing
- 24/7 access
- Well located in the City of Hesperia, San Bernardino County, within the Inland Empire - High Desert Submarket
- Ideal for overflow truck parking, trailer storage, and yard use
- **Ask Rate:** \$0.1733 PSF (Gross) | **\$6,300 per month**

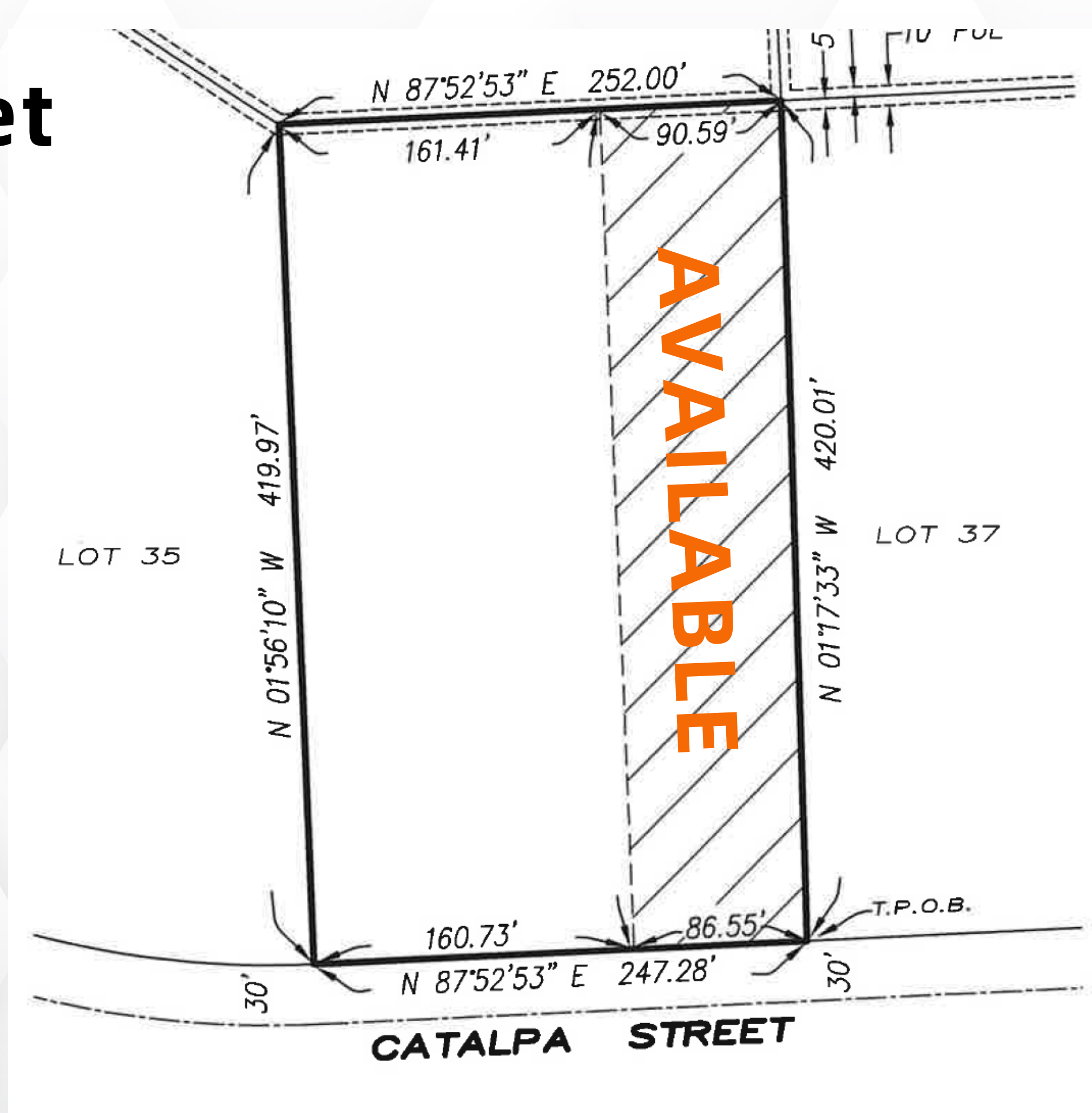
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Disclaimer: Information provided is deemed reliable but not guaranteed. Lessee and their advisors are responsible for verifying all details independently.



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