

MULTI-TENANT INDUSTRIAL BUILDING UNIT AVAILABLE FOR LEASE



**12454 INDUSTRIAL CENTER DR.
VICTORVILLE, CA 92395**

ADDRESS

12454 Industrial Center Dr. #108, Victorville, CA 92395

PROPERTY OVERVIEW

One unit totaling approximately ±1,947 SF in a multi-tenant industrial building now available in the City of Victorville. The unit comprises a fully improved office space, one bathroom in the warehouse, and one grade level roll-up door in the rear.

LOCATION

Situated just over ½ mile from the heavily traveled Hesperia Rd. and Bear Valley Rd. intersection, the property is located adjacent to the UPS Customer Center on the corner of Jasmine Rd. and Industrial Center Dr. Just around the corner you can find businesses like FleetPride, Daikin Comfort, and Lifestream Blood Bank; along with a Southern California Edison yard located west of the property on the corner of Hesperia Rd. and Jasmine Rd. Distribution has also been established with Frito-Lay and Sherwin Williams both utilizing the area for distribution centers.

MUNICIPALITY

City of Victorville | County of San Bernardino

ZONING

IPD (Industrial Park District): Allowing for light industrial uses (to be verified with City of Victorville)

PRICE

\$1.35 per sf IG

CONSTRUCTION

Concrete tilt up; slab on grade

BUILDING ATTRIBUTES

- 12' x 12' roll-up door
- 10' ceilings in office space
- High Bay Fluorescent warehouse lighting

SITE SUMMARY



BUILDING INTERIOR



BUILDING EXTERIOR



AREA OVERVIEW

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