

ADVANCED MANUFACTURING FOR LEASE

SPECIALIZED INDUSTRIAL FACILITY WITH ISO 8 CERTIFIED MANUFACTURING ROOM

18350 George Blvd, Victorville, CA 92394

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



ECONOMIC DATA

LEASE RATE: \$1.45 SF/month (NN)

PROPERTY INFORMATION

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

BUILDING DATA

TOTAL BUILDING SF: ±27,079 SF
YEAR BUILT: 2007
ZONING: R&D Industrial

PROPERTY OVERVIEW

Located within the Southern California Logistics Airport area in Victorville, 18350 George Blvd. offers a highly functional ±27,079-square-foot industrial facility well suited for manufacturing, distribution, clean assembly, medical-related production, packaging, or other specialized industrial users. The property benefits from a strategic High Desert location near Interstate 15 and U.S. Route 395, placing it within one of the region's most active industrial and logistics hubs. The existing building includes a well-planned layout designed to support efficient workflow, 32-foot stackable ceiling heights, two 12-foot-by-16-foot ground-level doors, and one truck well. The property also includes approximately ±17,000 square feet of potential expansion area, providing additional flexibility for growing users.

A standout feature of the facility is its ISO 8 certified manufacturing room, which has been tested to ISO 14644 standards by Pacific Environmental Technologies, Inc. This controlled manufacturing environment is a specialized improvement not commonly found in standard industrial or flex space and may offer significant time and cost savings for users requiring elevated cleanliness standards.

The property is currently configured for a specialized medical-grade film, oil, and laminate-based products operation, making it particularly attractive for tenants in clean manufacturing, medical products, laboratory-adjacent operations, electronics, controlled packaging, research support, or other sensitive uses. Supporting calibration documentation is also available for the particle counter equipment used in environmental testing, further reinforcing the property's cleanroom-related capabilities.

Donald P. Brown
dbrown@lee-associates.com
D 760.684.4203

Elizabeth Brown-Simone
eabrown@lee-associates.com
D 760.954.7571

Joseph Hisquierdo
jhisquierdo@lee-associates.com
D 760.684.8206

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.

ADVANCED MANUFACTURING FOR LEASE

SPECIALIZED INDUSTRIAL FACILITY WITH ISO 8 CERTIFIED MANUFACTURING ROOM

18350 George Blvd, Victorville, CA 92394

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Donald P. Brown
dbrown@lee-associates.com
D 760.684.4203

Elizabeth Brown-Simone
eabrown@lee-associates.com
D 760.954.7571

Joseph Hisquierdo
jhisquierdo@lee-associates.com
D 760.684.8206

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.

ADVANCED MANUFACTURING FOR LEASE

SPECIALIZED INDUSTRIAL FACILITY WITH ISO 8 CERTIFIED MANUFACTURING ROOM

18350 George Blvd, Victorville, CA 92394

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Donald P. Brown
dbrown@lee-associates.com
D 760.684.4203

Elizabeth Brown-Simone
eabrown@lee-associates.com
D 760.954.7571

Joseph Hisquierdo
jhisquierdo@lee-associates.com
D 760.684.8206

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.

ADVANCED MANUFACTURING FOR LEASE

SPECIALIZED INDUSTRIAL FACILITY WITH ISO 8 CERTIFIED MANUFACTURING ROOM

18350 George Blvd, Victorville, CA 92394

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Donald P. Brown
dbrown@lee-associates.com
D 760.684.4203

Elizabeth Brown-Simone
eabrown@lee-associates.com
D 760.954.7571

Joseph Hisquierdo
jhisquierdo@lee-associates.com
D 760.684.8206

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.

14369 Park Avenue, Suite 200 | Victorville, CA 92392 | 760.241.5211 | lee-associates.com



ADVANCED MANUFACTURING FOR LEASE

SPECIALIZED INDUSTRIAL FACILITY WITH ISO 8 CERTIFIED MANUFACTURING ROOM

18350 George Blvd, Victorville, CA 92394

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Donald P. Brown
dbrown@lee-associates.com
D 760.684.4203

Elizabeth Brown-Simone
eabrown@lee-associates.com
D 760.954.7571

Joseph Hisquierdo
jhisquierdo@lee-associates.com
D 760.684.8206

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.

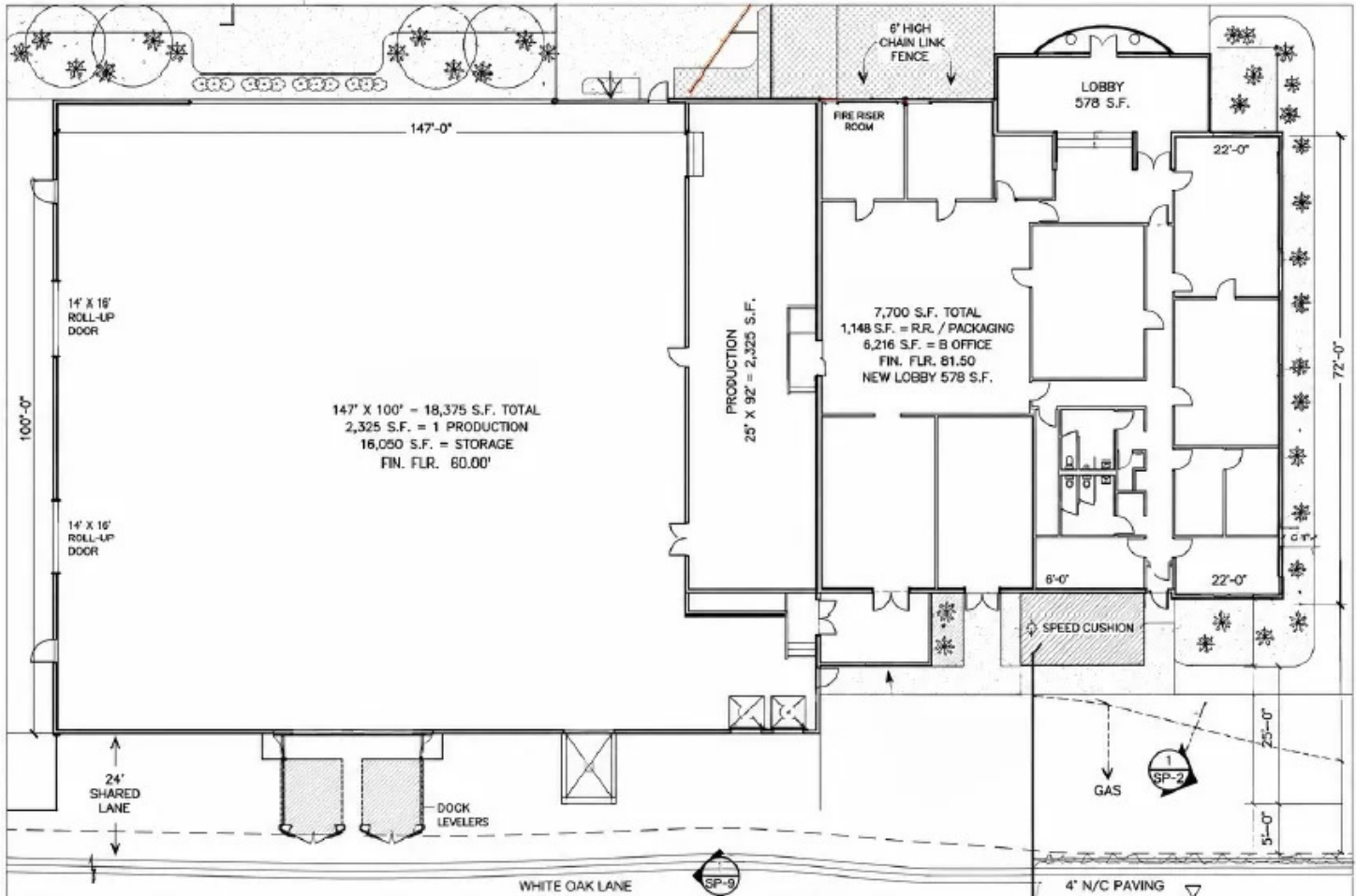
ADVANCED MANUFACTURING FOR LEASE

SPECIALIZED INDUSTRIAL FACILITY WITH ISO 8 CERTIFIED MANUFACTURING ROOM

18350 George Blvd, Victorville, CA 92394

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



Donald P. Brown
dbrown@lee-associates.com
D 760.684.4203

Elizabeth Brown-Simone
eabrown@lee-associates.com
D 760.954.7571

Joseph Hisquierdo
jhisquierdo@lee-associates.com
D 760.684.8206

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.

ADVANCED MANUFACTURING FOR LEASE

SPECIALIZED INDUSTRIAL FACILITY WITH ISO 8 CERTIFIED MANUFACTURING ROOM

18350 George Blvd, Victorville, CA 92394

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Donald P. Brown
dbrown@lee-associates.com
D 760.684.4203

Elizabeth Brown-Simone
eabrown@lee-associates.com
D 760.954.7571

Joseph Hisquierdo
jhisquierdo@lee-associates.com
D 760.684.8206

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.

ADVANCED MANUFACTURING FOR LEASE

SPECIALIZED INDUSTRIAL FACILITY WITH ISO 8 CERTIFIED MANUFACTURING ROOM

18350 George Blvd, Victorville, CA 92394

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Donald P. Brown
dbrown@lee-associates.com
D 760.684.4203

Elizabeth Brown-Simone
eabrown@lee-associates.com
D 760.954.7571

Joseph Hisquierdo
jhisquierdo@lee-associates.com
D 760.684.8206

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.

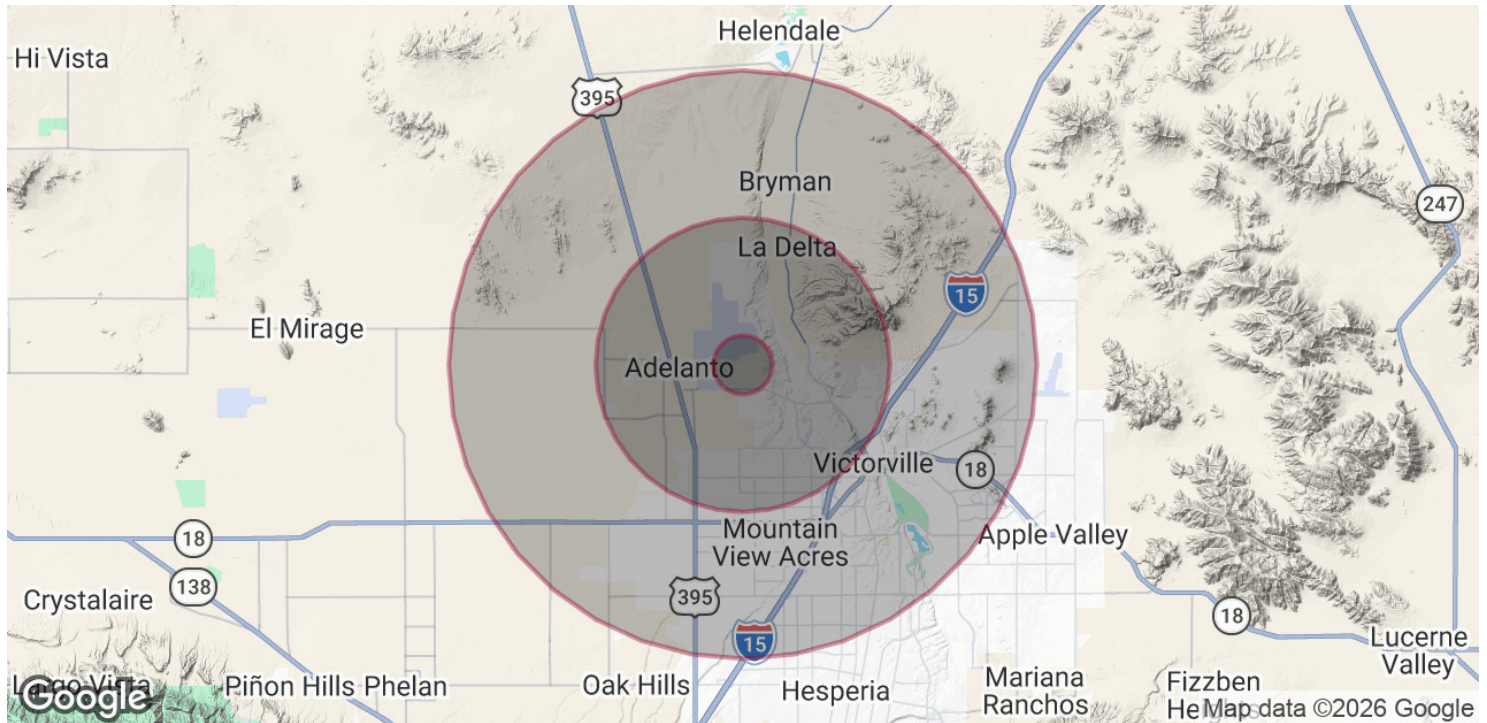
ADVANCED MANUFACTURING FOR LEASE

SPECIALIZED INDUSTRIAL FACILITY WITH ISO 8 CERTIFIED MANUFACTURING ROOM

18350 George Blvd, Victorville, CA 92394

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,338	57,258	233,141
Average Age	39.7	30.4	32.2
Average Age (Male)	39.7	28.6	30.3
Average Age (Female)	39.7	32.2	33.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	8	14,671	64,936
# of Persons per HH	167.3	3.9	3.6
Average HH Income	\$48,317	\$100,136	\$94,357
Average House Value	\$5,565	\$320,393	\$362,119

2023 American Community Survey (ACS)

Donald P. Brown
dbrown@lee-associates.com
D 760.684.4203

Elizabeth Brown-Simone
eabrown@lee-associates.com
D 760.954.7571

Joseph Hisquierdo
jhisquierdo@lee-associates.com
D 760.684.8206

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.