

LAND FOR SALE

±2.87 ACRES | M-2 HEAVY INDUSTRIAL | VICTORVILLE MANUFACTURING BUSINESS PARK

±2.87 Acres Production Place , Victorville, CA 92395



ECONOMIC DATA

SALE PRICE: \$425,000

PROPERTY INFORMATION

COUNTY: San Bernardino
MARKET: Inland Empire North
SUBMARKET: High Desert
APN: 3091-191-08

PROPERTY OVERVIEW

Positioned at the end of a cul-de-sac within Victorville's established Manufacturing Business Park, this ±2.87-acre parcel (APN: 3091-191-18) offers a rare opportunity to secure heavy industrial land in one of the High Desert's most active industrial corridors. Zoned M-2 (Heavy Industrial), the site accommodates a broad range of manufacturing, processing, warehousing, and outdoor storage uses, with the flexibility that heavy industrial users increasingly struggle to find in the greater Inland Empire.

The cul-de-sac location provides a degree of privacy and reduced through-traffic that's well suited to operations requiring secure yard space, controlled site access, or outdoor equipment and material storage. Surrounded by complementary industrial and manufacturing users, the property benefits from an established business park setting with infrastructure already in place.

Victorville continues to be a focal point for logistics, manufacturing, and distribution users priced out of coastal and core Inland Empire markets, and this site offers a opportunity to plant roots in a supply-constrained submarket. Whether for owner-user development or long-term investment, this parcel presents an efficient entry point into the High Desert's industrial growth story.

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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.
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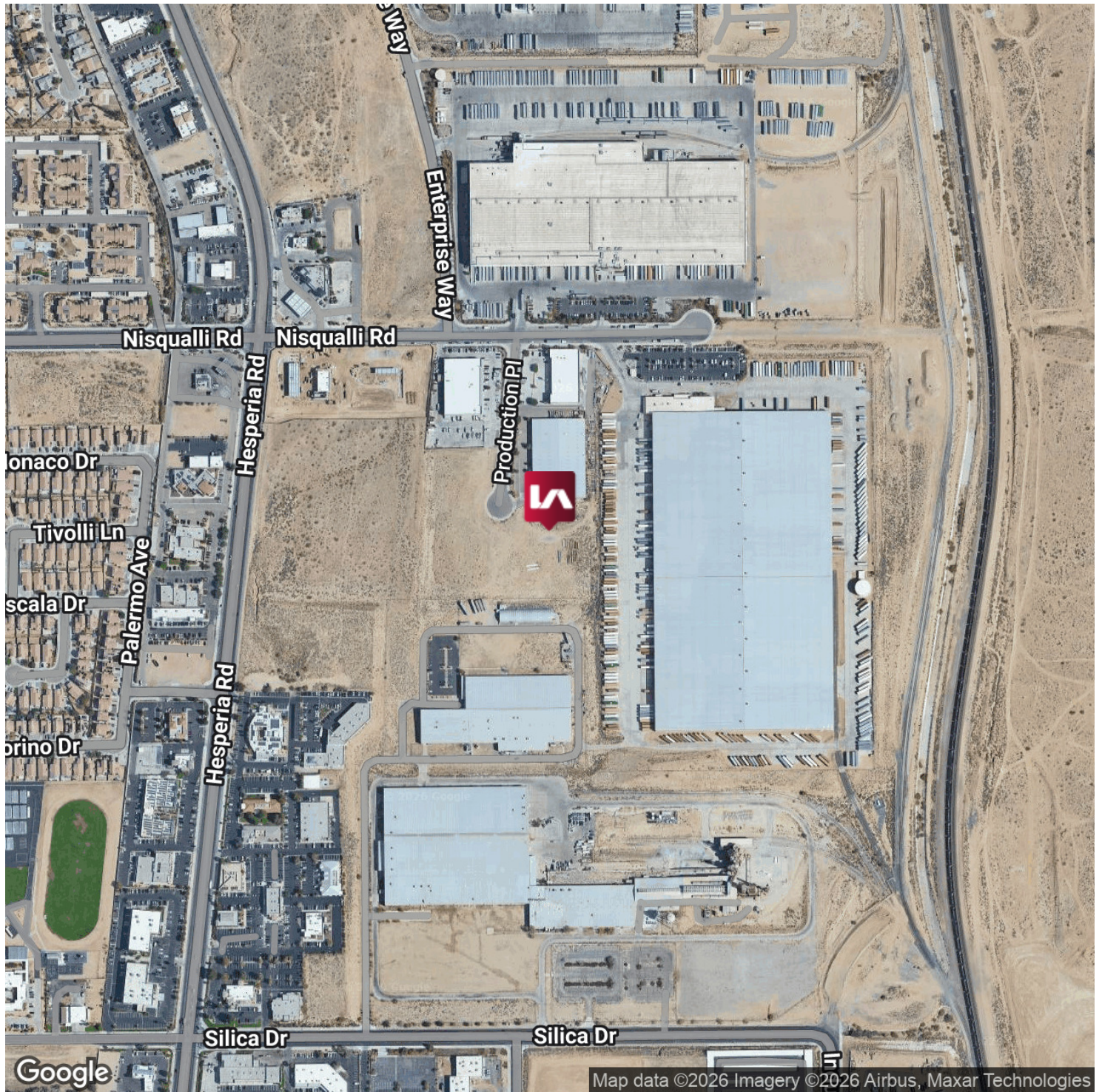
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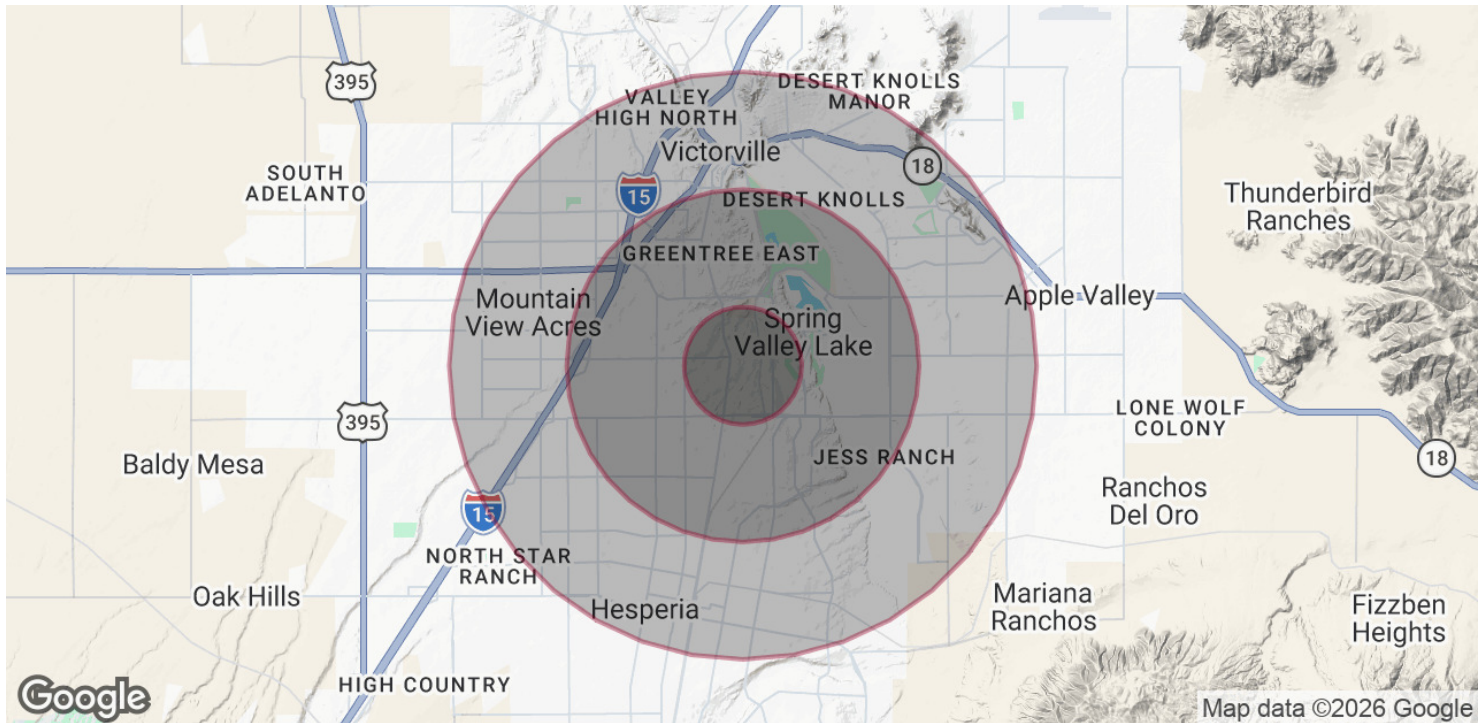
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,387	65,938	183,250
Average Age	33.1	35.4	34.2
Average Age (Male)	31.3	32.7	32.0
Average Age (Female)	34.9	36.3	35.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,031	21,087	55,857
# of Persons per HH	3.1	3.1	3.3
Average HH Income	\$88,686	\$83,284	\$88,097
Average House Value	\$368,427	\$378,465	\$363,600

2023 American Community Survey (ACS)

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