

±3,240 SF WAREHOUSE SPACE FOR LEASE

PRIME WAREHOUSE SPACE NEAR I-15 – IDEAL FOR DISTRIBUTION & COMMERCIAL USE!

15691 1st St, Victorville, CA 92395



ECONOMIC DATA

LEASE RATE: \$1.25 SF/month (MG)

PROPERTY INFORMATION

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

BUILDING DATA

TOTAL BUILDING SF: 3,240 SF
YEAR BUILT: 1983
ZONING: SP

PROPERTY OVERVIEW

This ±3,240 SF warehouse on ±0.48 acres offers a fully fenced and secured yard, perfect for equipment and inventory. Featuring one ground-level door and two dock-high doors, this property is well-suited for distribution, service, and other commercial operations. Conveniently located less than one mile from I-15, it provides seamless access to major transportation routes. With ample workspace and two restrooms, this is a great opportunity for businesses seeking functionality and accessibility.

Please note: The owner intends to deliver the space empty of all equipment seen in the photos.

Don't miss out—schedule a tour today!

PROPERTY HIGHLIGHTS

- ±0.48 acre lot
- Spacious interior layout.
- High traffic area for business exposure.
- Versatile space for various uses.
- Close to major transportation routes.

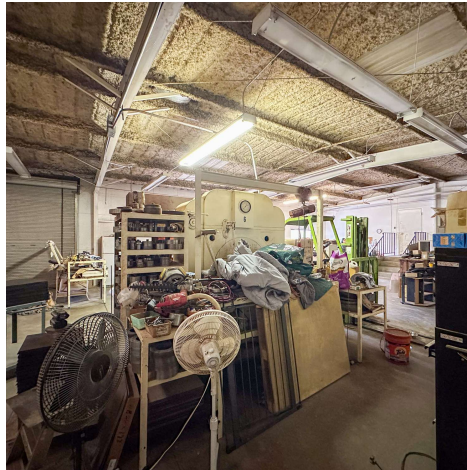
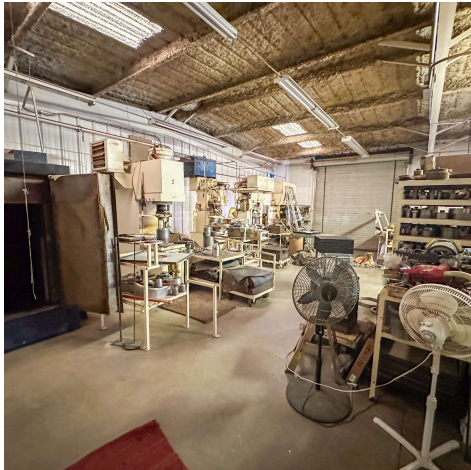
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No liability of any kind is to be imposed on the broker herein.

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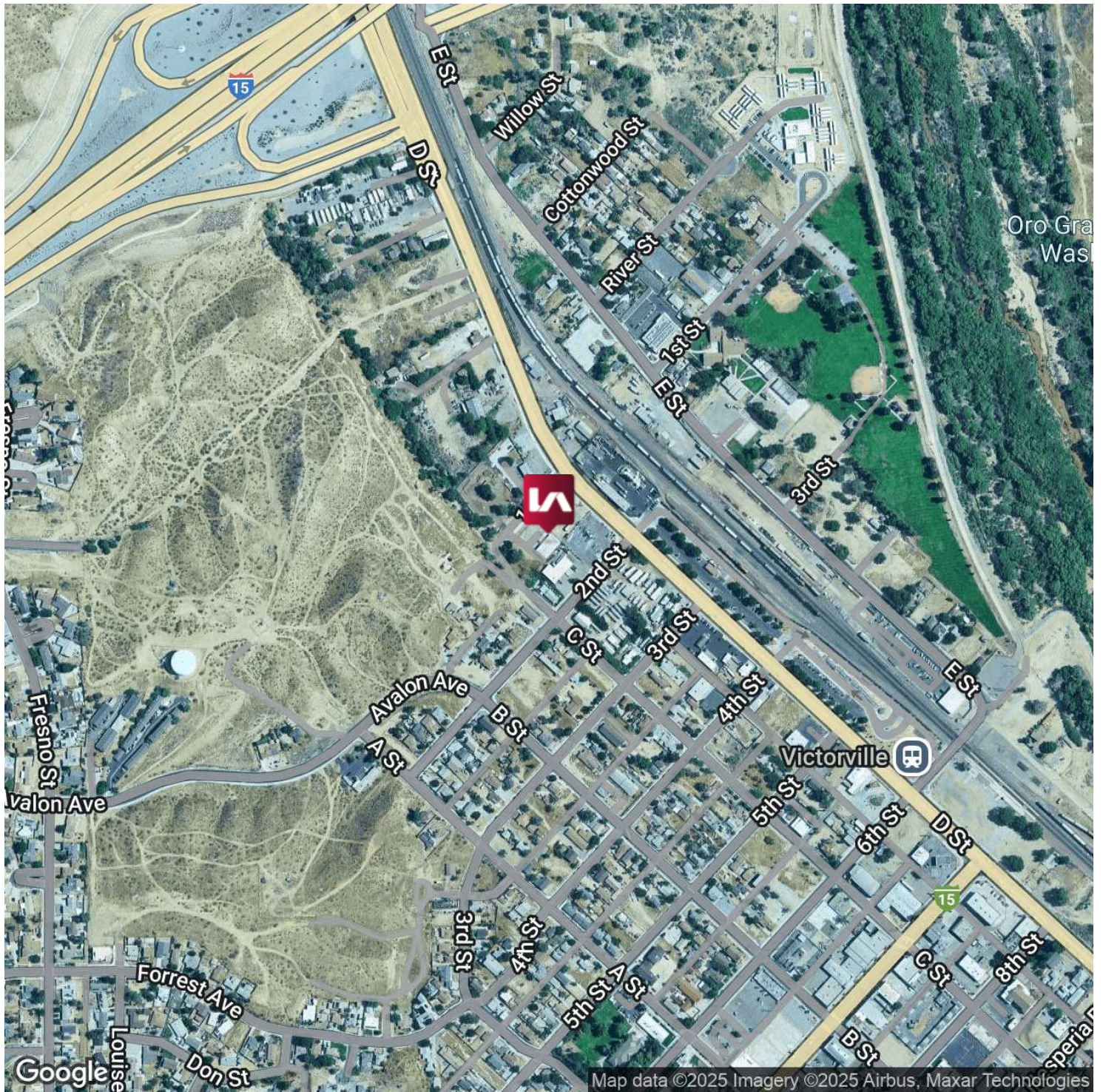
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



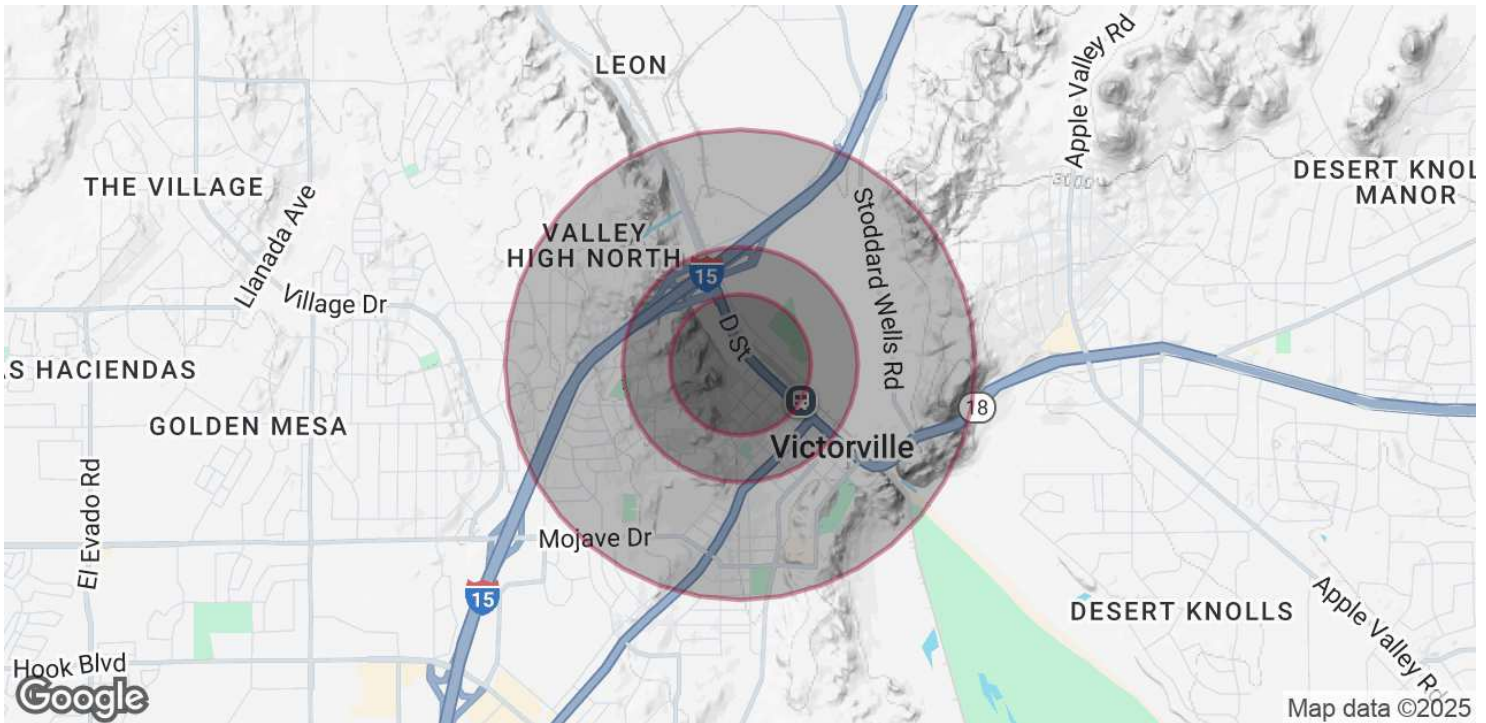
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INDUSTRIAL FOR LEASE

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	951	2,348	7,233
Average Age	35	35	35
Average Age (Male)	35	35	34
Average Age (Female)	35	36	36

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	257	688	2,190
# of Persons per HH	3.7	3.4	3.3
Average HH Income	\$48,555	\$51,248	\$56,075
Average House Value	\$180,359	\$184,959	\$210,267

Demographics data derived from AlphaMap

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