

FOR LEASE

± 8,750 SF INDUSTRIAL BUILDING

13815 Park Avenue Victorville, CA 92392



PROPERTY HIGHLIGHTS

- Building Size: 8,750 SF
- Lot Size: 0.54 AC
- Year Built: 1984
- Zoning: C-2 - General Commercial
- Drive In Bays: 1
- Standard Parking Spaces: 25

The building features ample square footage, flexible space configurations, making it ideal for warehousing, distribution, or storage.

PROPERTY DESCRIPTION

Prime Industrial Space for Lease — 8,750 SF | Victorville, CA (Off I-15)

Now available for lease, this 8,750 SF industrial building offers an exceptional opportunity for businesses looking to establish or expand in the high-demand Victorville market. Strategically located just off the I-15 freeway, the property provides unmatched visibility, convenient freeway access, and close proximity to key logistics and manufacturing hubs throughout Southern California. The building offers ample square footage and flexible layout options, making it ideal for warehousing, distribution, storage, or light industrial operations.

Victorville continues to experience significant growth due to its strategic position along the I-15 corridor, connecting Southern California to major markets such as Las Vegas and beyond. The area has become a preferred destination for logistics, warehousing, and industrial users thanks to:

- Easy access to major transportation routes
- Lower operating costs compared to larger California metros
- A business-friendly environment
- Expanding infrastructure and major new developments

With continued commercial investment and major industrial expansions underway, Victorville is quickly emerging as a center of economic opportunity. Its proximity to the **Inland Empire—one of the largest logistics markets in the nation—**further boosts demand for industrial space in this region.

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LOCATION INFORMATION

Victorville is part of the Inland Empire North submarket, which is rapidly growing as a logistics and manufacturing center. Business environment, combined with relatively lower operating costs compared to coastal metropolitan areas, is drawing major industrial users.

Victorville is known as a multi-modal logistics hub, combining ground, rail, and air freight capabilities. The Southern California Logistics Airport (SCLA) enables fast cargo movement, and the city's proximity to Union Pacific and BNSF rail lines further strengthens its appeal. Victorville. The location benefits from access to major regional highways, including US-395 and SR-18, and is approximately 40 miles from both I-10 and I-40, enabling broad regional distribution.

Your Opportunity for Long-Term Success

Whether you're looking to capitalize on the region's momentum or secure a strategic location for your operations, this property offers the ideal combination of location, accessibility, and future growth potential. Don't miss out on securing space in one of Southern California's fastest-growing industrial markets. Contact us today for more information or to schedule a tour.



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