

MULTI-TENANT INDUSTRIAL BUILDING UNIT AVAILABLE FOR LEASE



18737 US Highway 18 #11
Apple Valley, CA 92307

ADDRESS

18737 US Highway 18, #11, Apple Valley, CA 92307

PROPERTY OVERVIEW

±3,570 SF of warehouse space is now available in the Town of Apple Valley. Unit 11 features approximately ±590 SF of office space with a glass storefront entry, complemented by ±2,980 SF of warehouse space. The unit is equipped with a warehouse restroom and three grade-level roll-up doors, offering functional access and flexibility.

LOCATION

The building is located between Pohez Road and Tao Road along Outer Highway 18. Conveniently situated less than one mile from the busy intersection of Highway 18 and Apple Valley Road, the site benefits from exceptional visibility and exposure to an average traffic count of ±46,000 vehicles per day. The property is strategically located, with approximately ±3,300 housing units within a 1.5 mile radius.

MUNICIPALITY

Town of Apple Valley | County of San Bernardino

ZONING

C-G (General Commercial); permits a wide range of commercial uses

PRICE

\$1.35 per sf MG

UNIT ATTRIBUTES

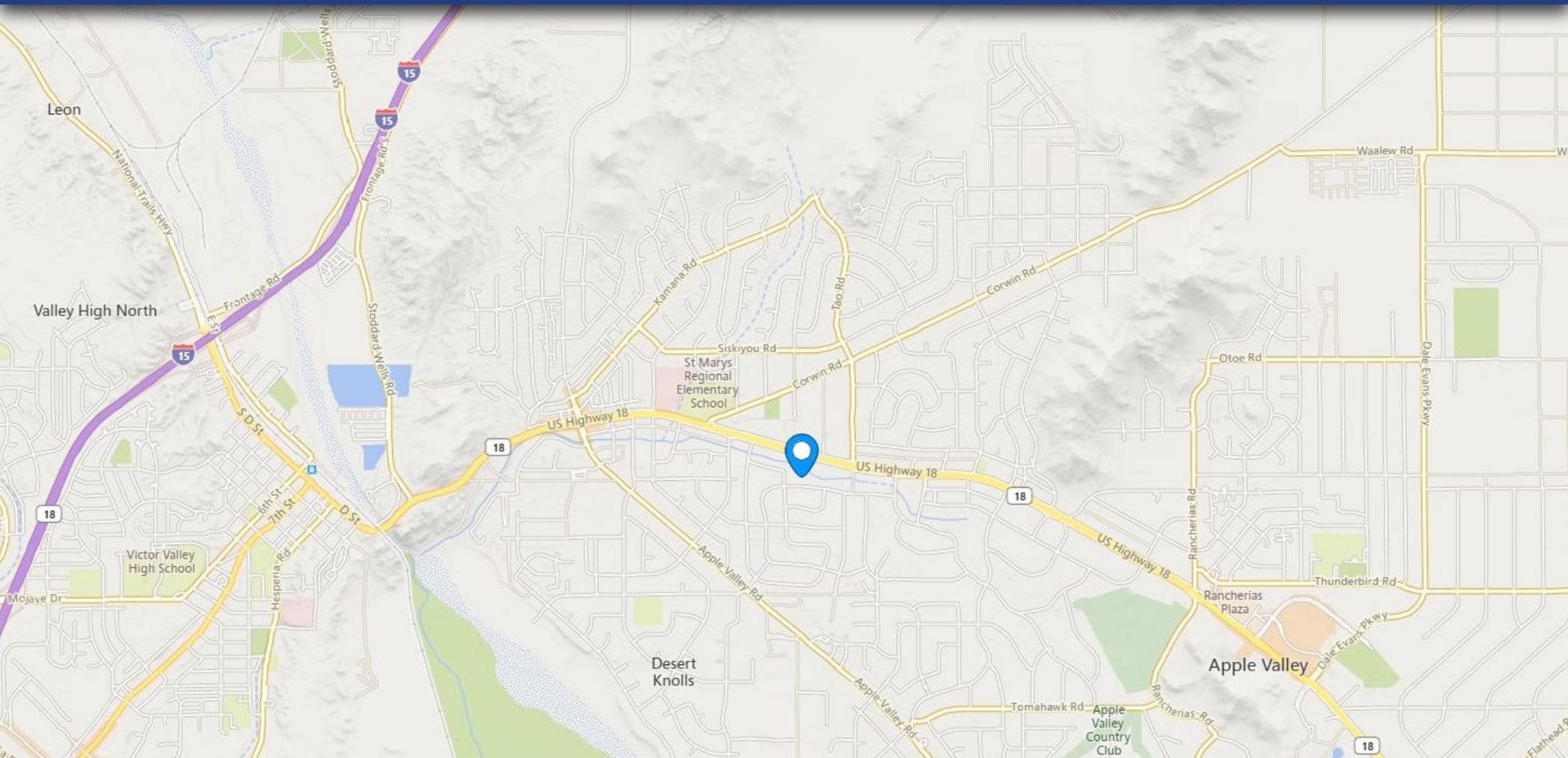
- Three 12' x 14' roll-up doors
- Approximate depth of ±60'.
- Secured parking area, shared with neighboring tenants

SITE SUMMARY



AERIAL VIEW

LOCATION



For more information, please contact:

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