

INDUSTRIAL FOR SALE

15344-15346 ANACAPA ROAD

Victorville, CA 92392



ECONOMIC DATA

LEASE RATE: Call For Info

PROPERTY INFORMATION

COUNTY: San Bernardino

MARKET: Inland Empire

SUBMARKET: High Desert

BUILDING DATA

TOTAL BUILDING SF: 7,832 SF

YEAR BUILT: 1981

ZONING: IPD

LISTING DATA

AVAILABLE SF: -

PROPERTY OVERVIEW

Seize this rare leasing opportunity in the heart of Victorville, available starting January 1, 2024. Centrally located just off the 15 freeway at the Palmdale Rd exit, this light industrial single-tenant warehouse offers 7,830 square feet of versatile space. With a 30% office-to-warehouse ratio, the property features a well-designed office buildout, multiple restrooms, and a designated break room for your team's convenience. Security is a priority, as the property sits on a fully fenced 20,000 sq ft lot, complete with an automatic gate opener and a security shack. Zoned IPD, this warehouse is priced at an attractive \$1.10 psf NNN with a minimum 5-year lease term. Don't miss out on this exceptional commercial listing!

PROPERTY HIGHLIGHTS

- 7,830 Square Feet Warehouse: Ample space for various industrial needs.
- Fully Fenced 20,000 Sq Ft Lot: Enhanced security with an automatic gate opener and a security shack.
- 30% Office to Warehouse Ratio: Ideal for businesses requiring both office and warehouse functionalities.
- Nice Office Buildout: Well-designed office spaces for a professional work environment.
- Multiple Restrooms: Ensures convenience and comfort for your team.

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

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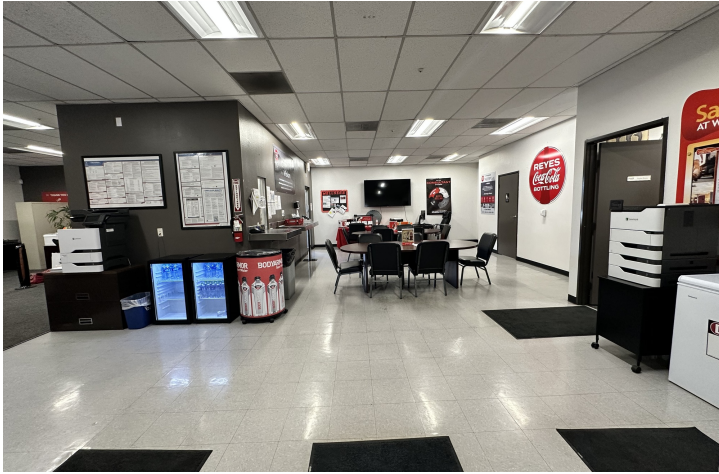
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LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Call For Info

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
15346 & 15433 Anacapa Road	-	7,830 SF	NNN	\$1.10 SF/month	Seize this rare leasing opportunity in the heart of Victorville, available starting January 1, 2024. Centrally located just off the 15 freeway at the Palmdale Rd exit, this light industrial single-tenant warehouse offers 7,830 square feet of versatile space. With a 30% office-to-warehouse ratio, the property features a well-designed office buildout, multiple restrooms, and a designated break room for your team's convenience. Security is a priority, as the property sits on a fully fenced 20,000 sq ft lot, complete with an automatic gate opener and a security shack. Zoned IPD, this warehouse is priced at an attractive \$1.10 psf NNN with a minimum 5-year lease term. Don't miss out on this exceptional commercial listing!

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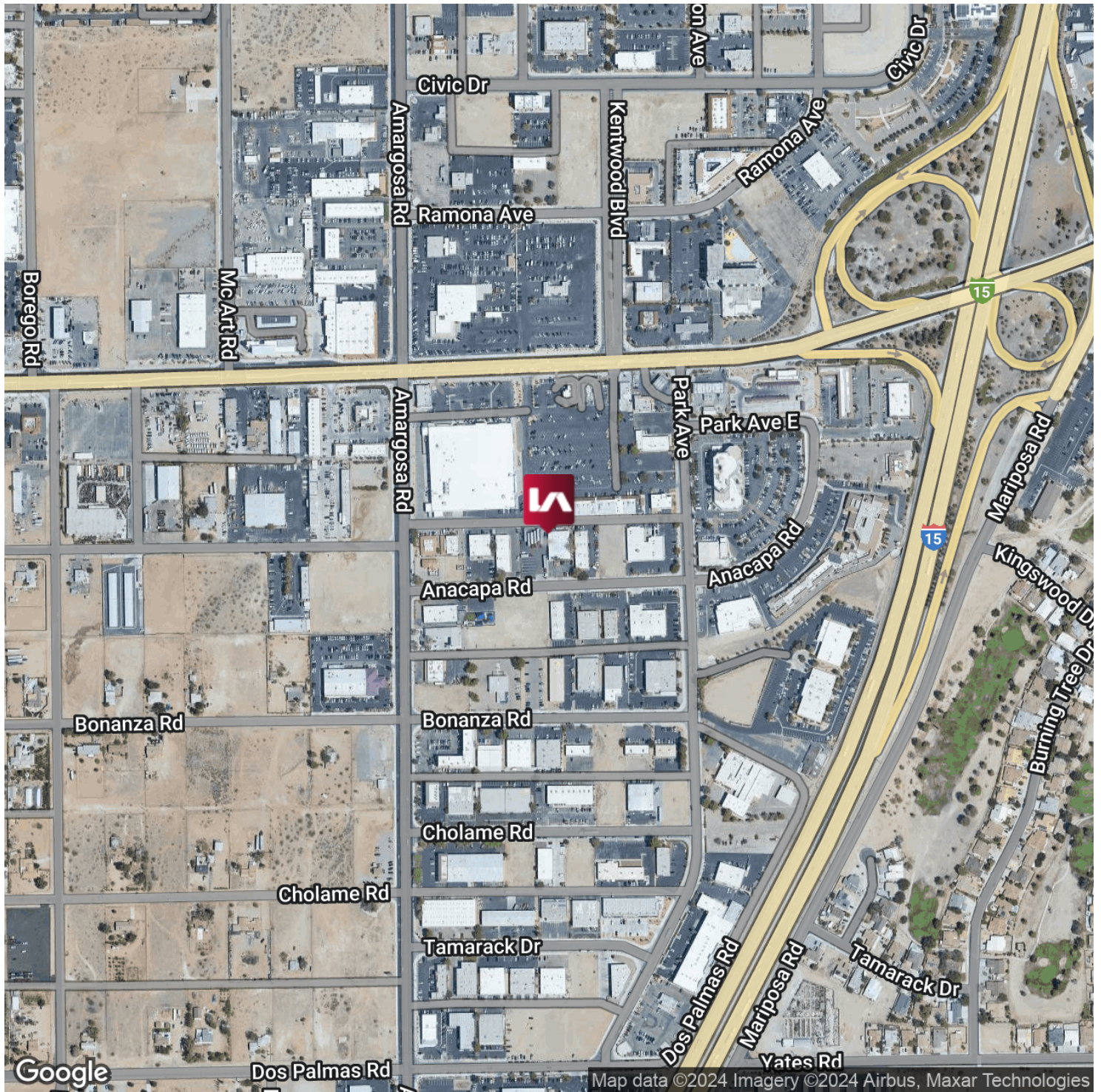
It turns out, you don't have any Floor Plans Published!

(be sure to tag an image "**Floor Plan**" in the [Media Tab](#))

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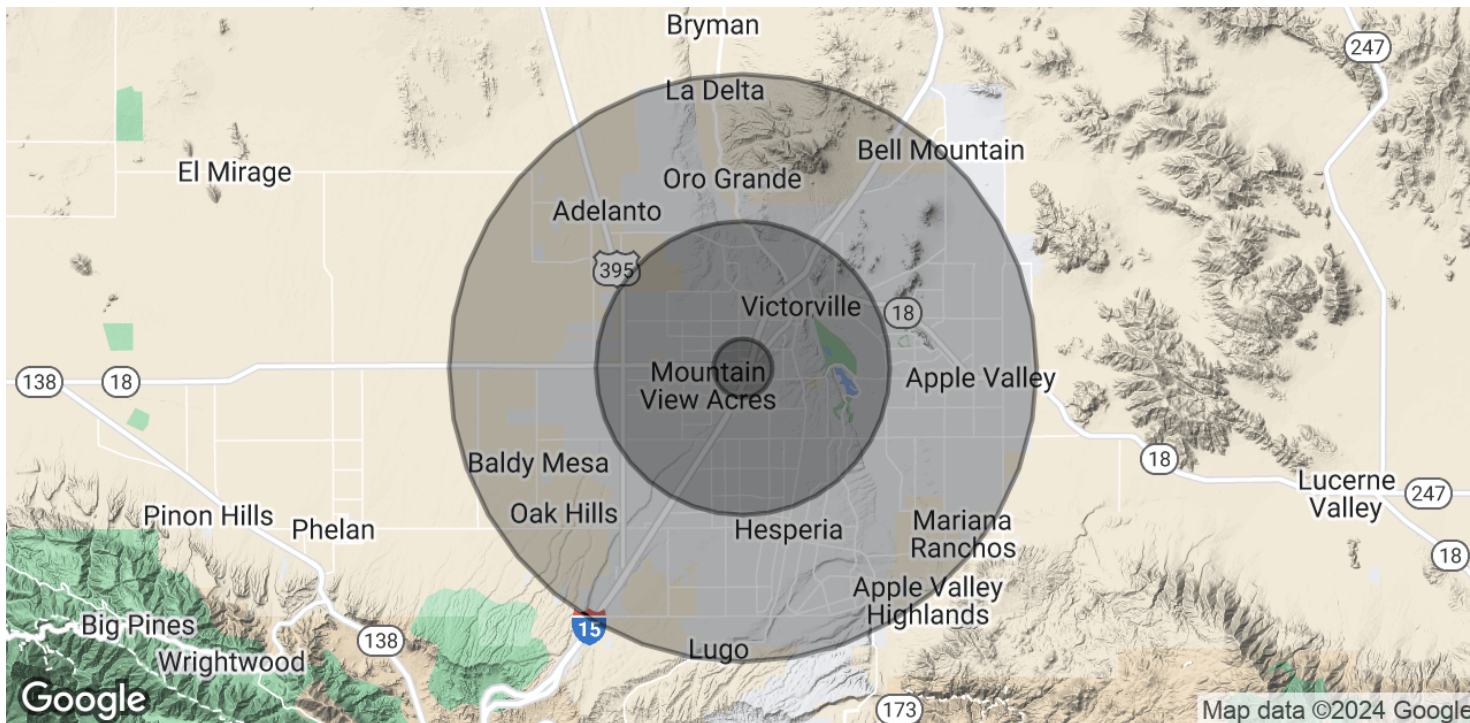
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	9,557	167,551	343,389
Average Age	30.7	31.8	32.9
Average Age (Male)	30.3	29.9	31.7
Average Age (Female)	29.9	33.3	34.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,536	50,991	104,927
# of Persons per HH	2.7	3.3	3.3
Average HH Income	\$52,294	\$69,680	\$68,540
Average House Value	\$105,383	\$230,729	\$240,589

2020 American Community Survey (ACS)

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