

±3,240 SF WAREHOUSE FOR SALE/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)
SALES PRICE: \$900,000.00

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

Now Available for Sale or Lease - This versatile ±3,240 SF warehouse situated on ±0.48 acres features a fully fenced and secured yard, ideal for equipment storage, fleet parking, or inventory management. The building is equipped with one ground-level door and two dock-high doors, providing excellent functionality for distribution, service-based businesses, or other commercial uses. Located less than one mile from Interstate 15, the property offers outstanding regional access. With ample open workspace and two restrooms, this property presents a compelling opportunity for owner-users, investors, or tenants seeking a highly functional and accessible industrial facility.

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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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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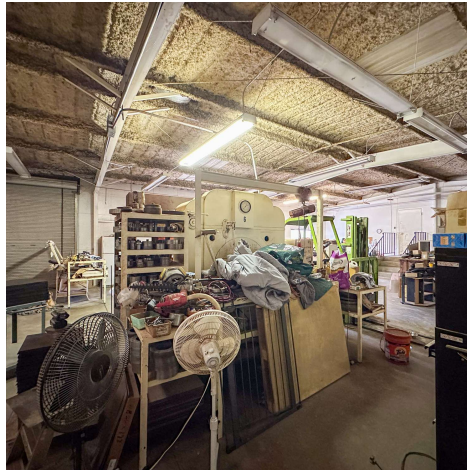
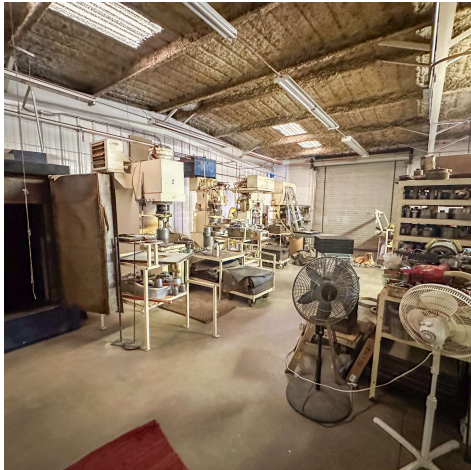
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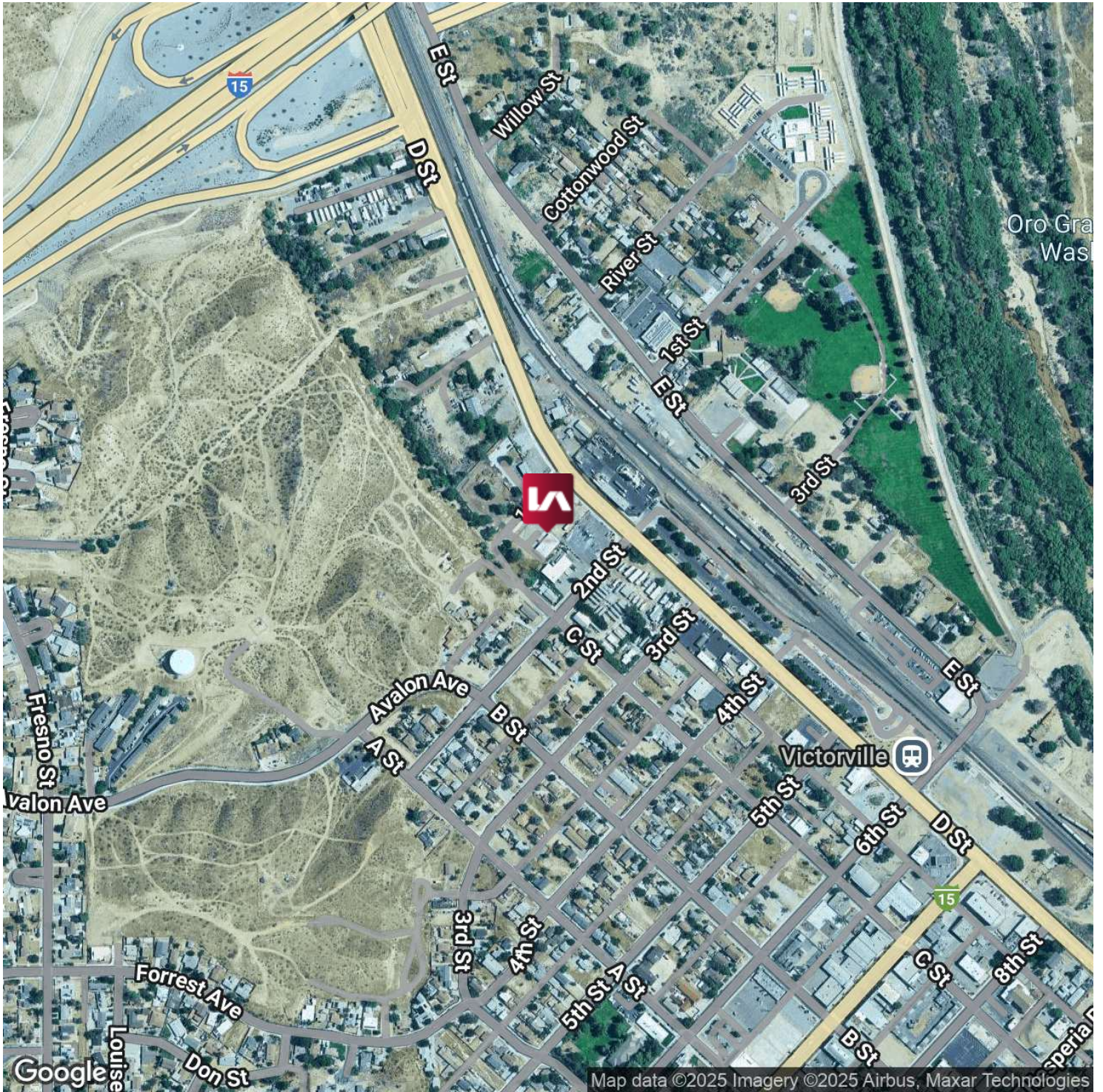
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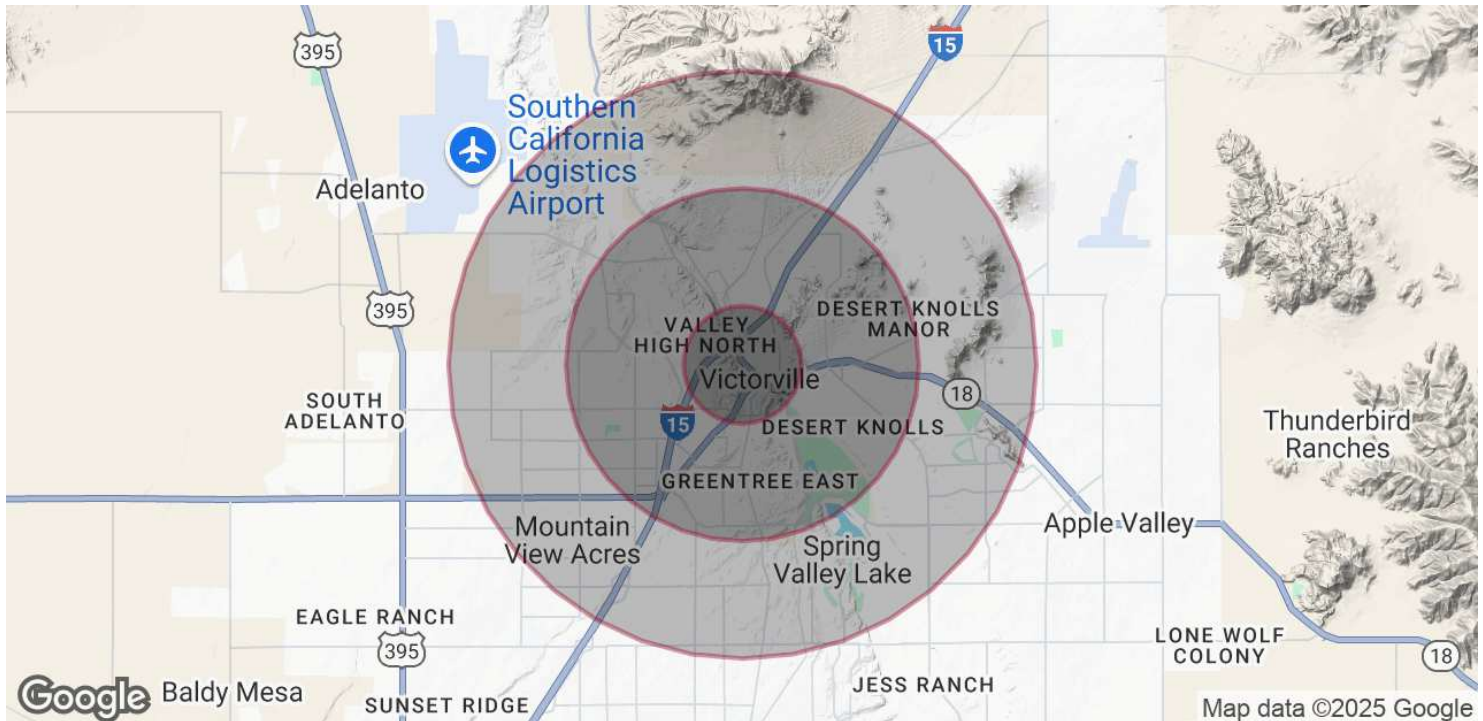
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,233	52,365	128,719
Average Age	35	36	36
Average Age (Male)	34	35	35
Average Age (Female)	36	37	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,190	16,019	38,470
# of Persons per HH	3.3	3.3	3.3
Average HH Income	\$56,075	\$81,632	\$98,588
Average House Value	\$210,267	\$331,003	\$382,426

Demographics data derived from AlphaMap

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