



**KURSCH**  
GROUP

# COMMERCIAL MANUFACTURING LAND FOR SALE

±2.56 AC Silica Rd.  
Victorville, CA

## Site Attributes

- APNs 3091-261-11 & 19
- Zoned CM - Commercial Manufacturing
- ±2.56 Acres (±111,513 sf)
- ±450 feet of frontage on Silica Road, an arterial roadway per the City of Victorville Circulation Plan
- Sewer and water lines are to the site in Industrial Center Drive; buyer to verify
- Centrally located in the High Desert
- Situated approximately ½ mile from the Bear Valley Road and Hesperia Road intersection
- Asking \$780,000.00 (\$7.00 per sf)

SILICA RD

INDUSTRIAL CENTER DR

# AREA OVERVIEW

Silica Road | Victorville, CA

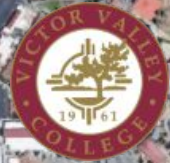


Spring Valley Lake

**SITE**

**ROSS** **VONS**  
**DOLLAR TREE**  
**petco** **GROCERY OUTLET**  
**goodwill** **DEL TACO**  
**us bank** **STARBUCKS**  
**WING-STOP** **WABA GRILL** **IN-N-OUT BURGER**  
**verizon** **Aaron's**

**DESERT VALLEY HOSPITAL**  
A Prime Healthcare Services Hospital



# PLAT MAP

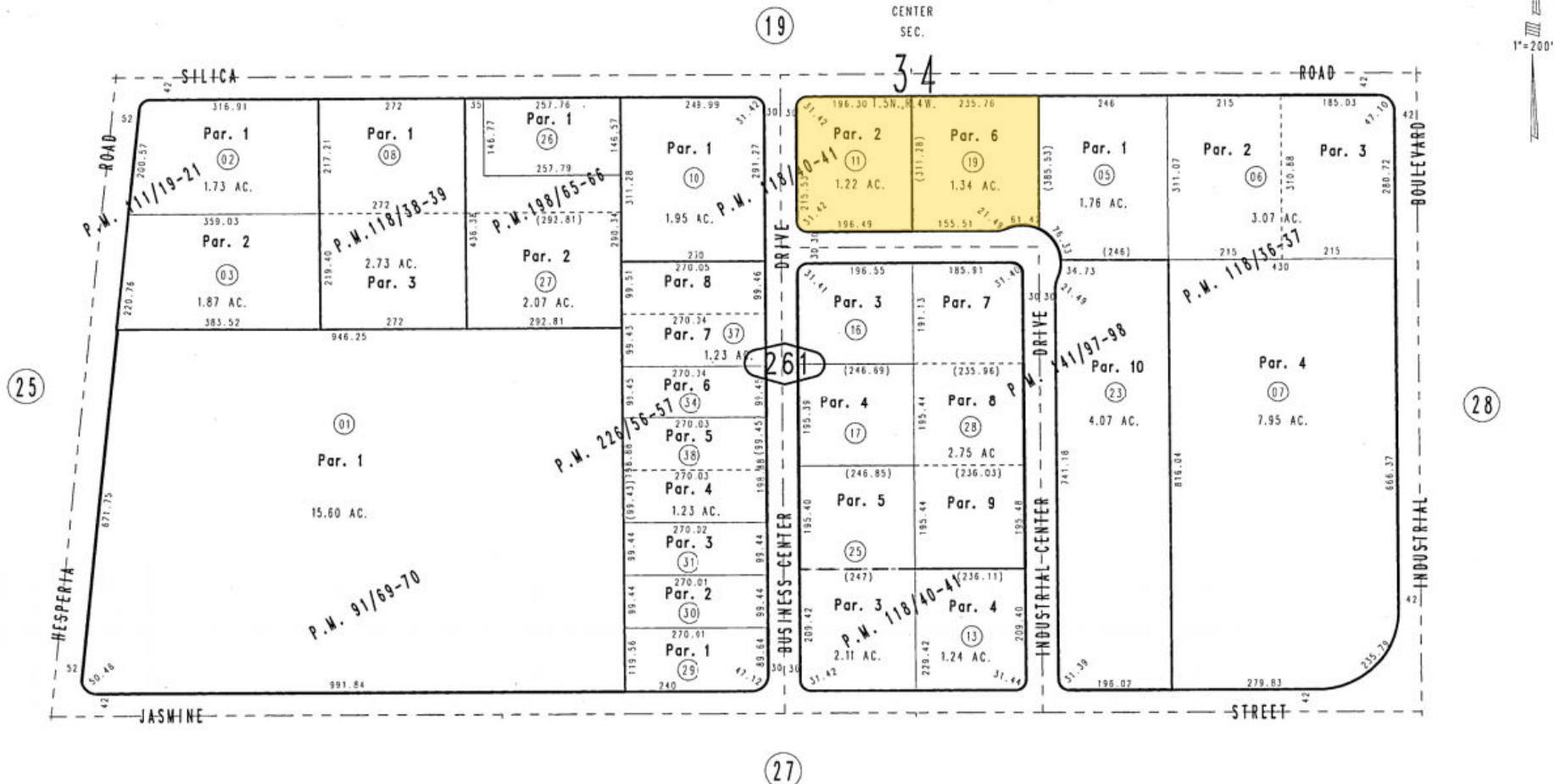
Silica Road | Victorville, CA

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Parcel Map No. 8944, P.M. 91/69-70

City of Victorville  
Tax Rate Area  
12057

3091 - 26



- Parcel Map No. 18091, P.M. 226/56-57
- Parcel Map No. 15787, P.M. 198/65-66
- Parcel Map No. 12251, P.M. 141/97-98
- Parcel Map No. 10764, P.M. 118/40-41
- Parcel Map No. 10463, P.M. 118/38-39
- Parcel Map No. 10462, P.M. 118/36-37
- Ptn. Parcel Map No. 10345, P.M. 111/19-21

NOVEMBER 1993

Ptn. S 1/2, Sec. 34  
T.5N., R.4W.

Assessor's Map  
Book 3091 Page 26  
San Bernardino County

REVISED  
03/19/15 CW

# CONTACT

**Jeremy Schmidt**

jschmidt@kurschgroup.com

760.983.2593

DRE # 01310579

**Aiden Schmidt**

aschmidt@kurschgroup.com

760.983.2592

DRE # 02201573



12180 Ridgecrest Rd., Suite 232  
Victorville, CA 92395

760.983.2383 | [www.kurschgroup.com](http://www.kurschgroup.com)

Corporate DRE # 01896143

The information contained herein has been secured from sources we believe to be reliable. Kursch Group, Inc. and/or agents involved, make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified with another outside agency, government entity or property owner as applicable.