

**Largest Heavy Zoned Industrial Site in Victorville,
Ideal Development Site, or Owner User Opportunity**

**MAJOR PRICE
REDUCTION
ONLY
\$116 PSF!**

Silica Dr

**FOR
SALE**

**+336,000 SF INDUSTRIAL BUILDING
SITUATED ON +43.97 ACRES**

17300 SILICA DRIVE
VICTORVILLE, CA 92395

ROCKY MORAN | Sr. Vice President
951.276.3681
rmoran@leeriverside.com
DRE 01841701

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY FEATURES

- ▶ ±336,000 SF Metal Building situated on ±43.97 Acres
- ▶ Capable for 805,000 SF Industrial Development
- ▶ Ideal Rectangular Shape for Development
- ▶ 15,000 SF of Office
- ▶ Massive Power-10,000 AMPS, 3 Phase, 277/480 Voltage (Verify)
- ▶ Corporate Neighbors Include, Sherman Williams, Goodyear Tire, and Arm & Hammer
- ▶ Manufacturing Plants, Chemical Plants, Hydrogen Facility, & Recycling Facilities
- ▶ Site has Full Utilities - Gas, Lighting, Sewer, Water, HVAC, Power
- ▶ 150 Parking Spaces dedicated, Paved and Landscaped Parking Lot
- ▶ Lease Income in Place (3 Tenants with Short Term Leases)
- ▶ BNSF Rail Served Site with 3 Rail Spurs to Site
- ▶ Varying Ceiling Heights from 22' - 36' Clear
- ▶ 6 Dock High Doors
- ▶ 14 Bay Doors
- ▶ Over 25 Acres of Excess, Developable Land
- ▶ Full Drive Around Access & Capability
- ▶ Road, Curb and Gutter Already in Place
- ▶ T5 and T8 LED Warehouse Lighting
- ▶ Within Minutes from the I-15 Freeway and One (1) Hour to Ontario Airport
- ▶ Large Yard, Fully Gated & Secured, Can Park up to ±250 Containers
- ▶ Water Tower On Site
- ▶ Ideal High Desert Location Close to 15 Freeway
- ▶ M-2T Zoning-Heaviest Industrial Zone-Approved for Truck Parking, Yards & Heavy Industrial Uses
- ▶ APN's: 3091-191-23 & 3091-191-05

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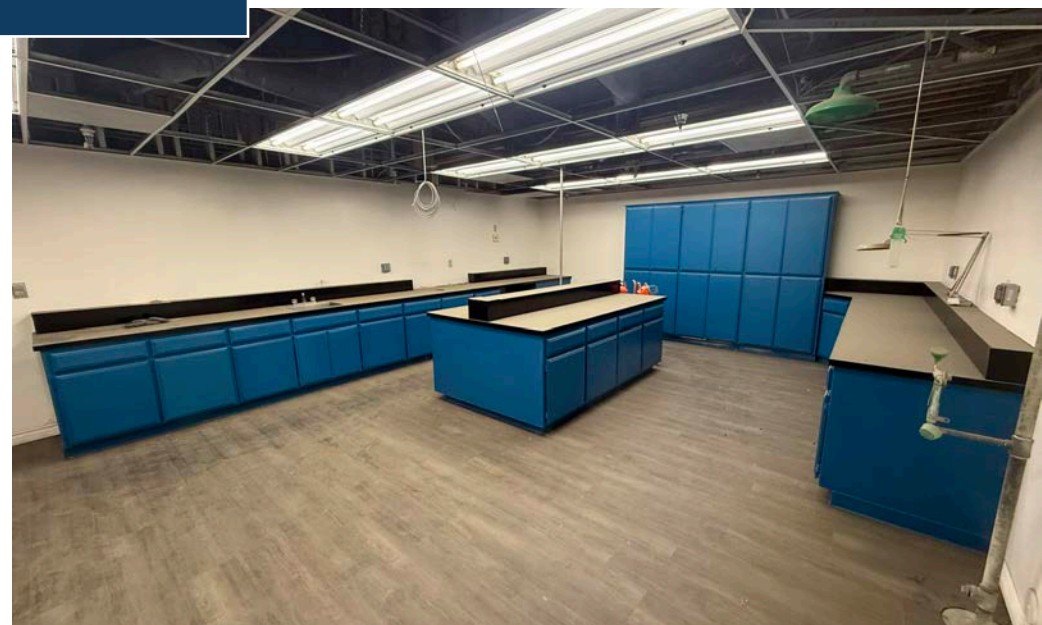
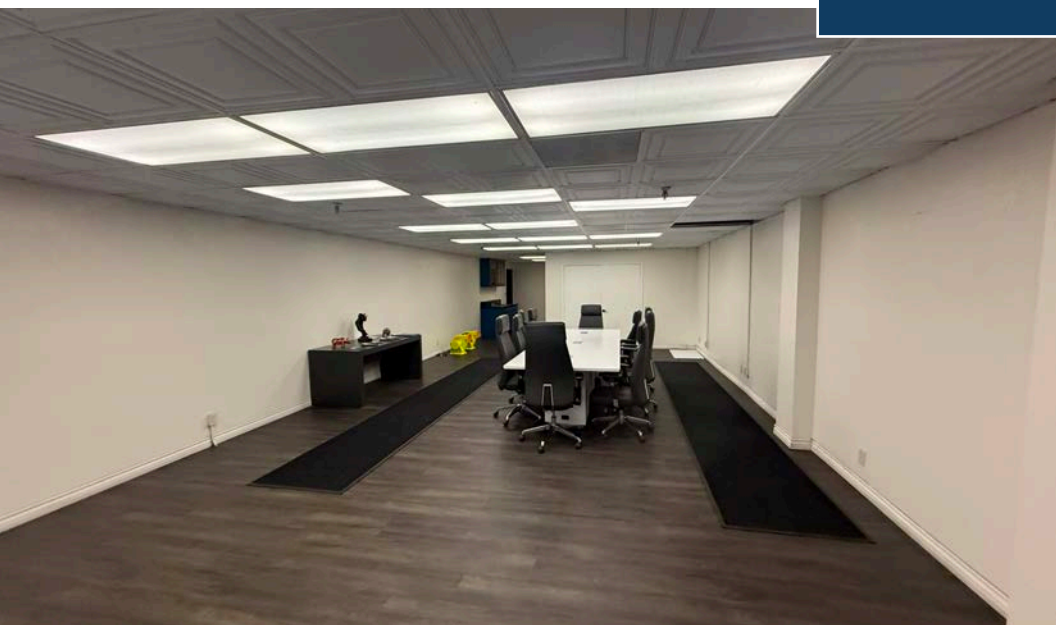


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INTERIOR

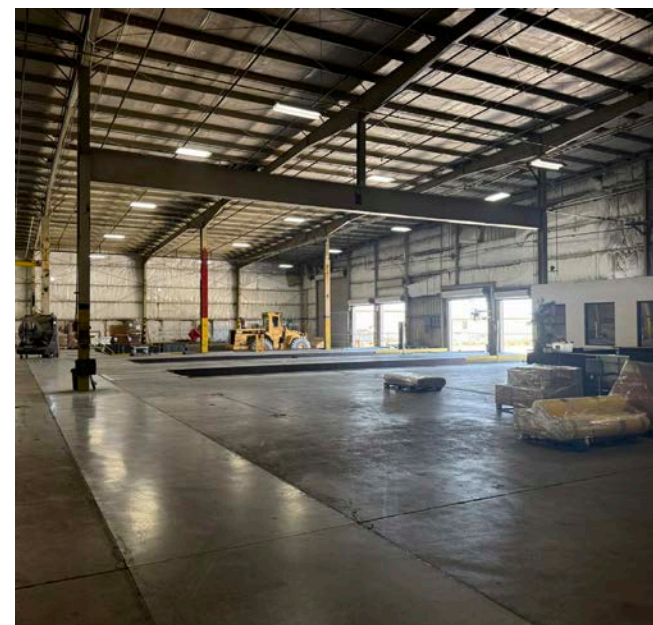
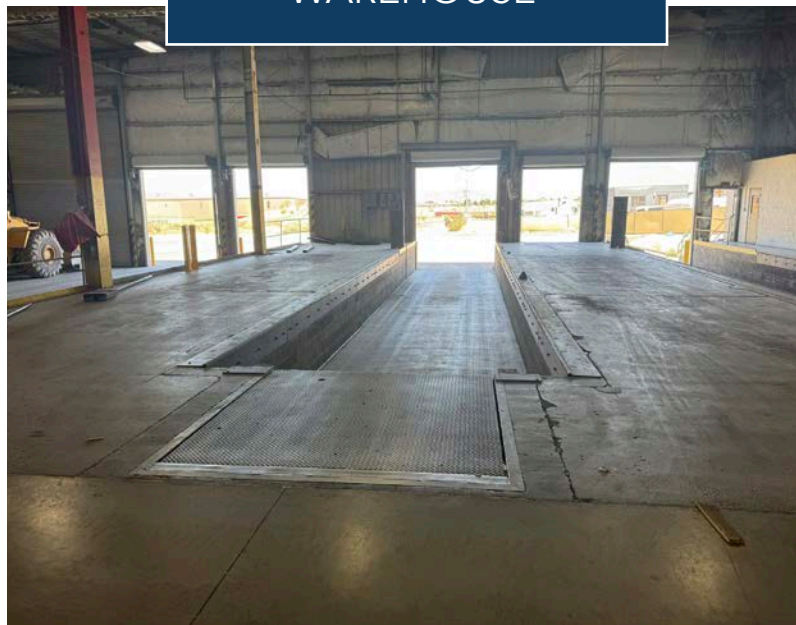
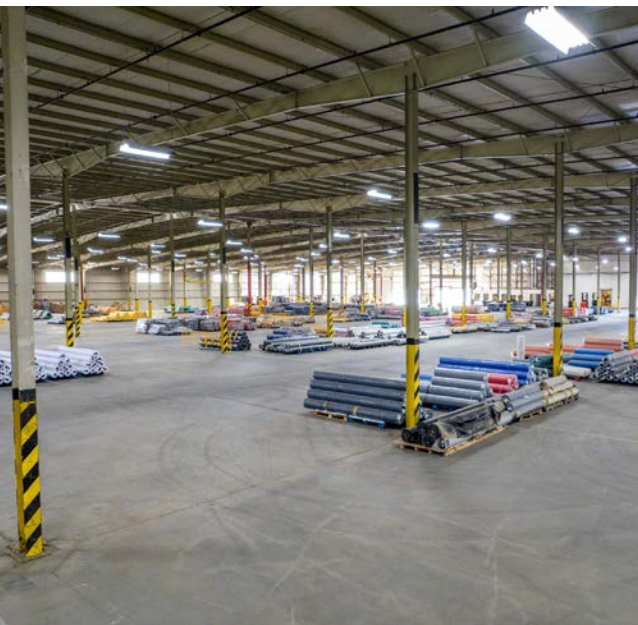


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WAREHOUSE



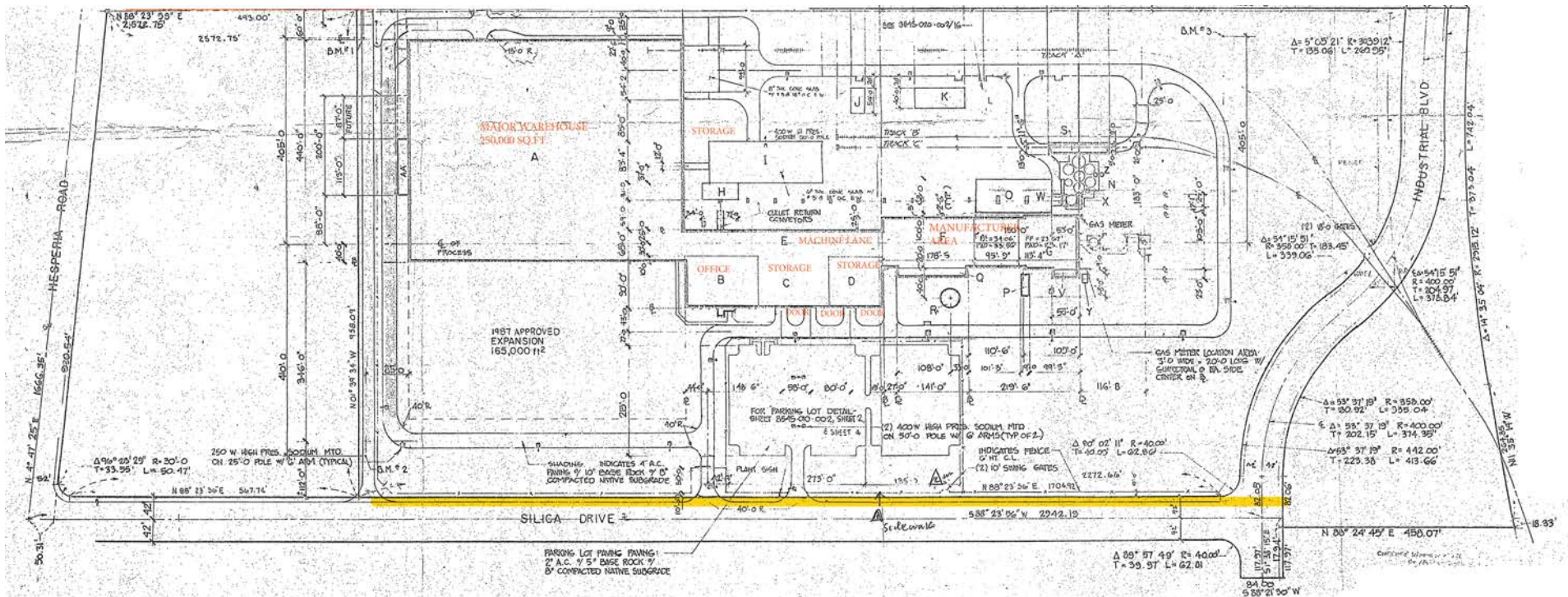
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Section A: ±250,000 SF Used for Warehouse/Manufacturing

Section B: ±63,000 SF with ± 15,000 SF of Office and ±48,000 SF Manufacturing Space



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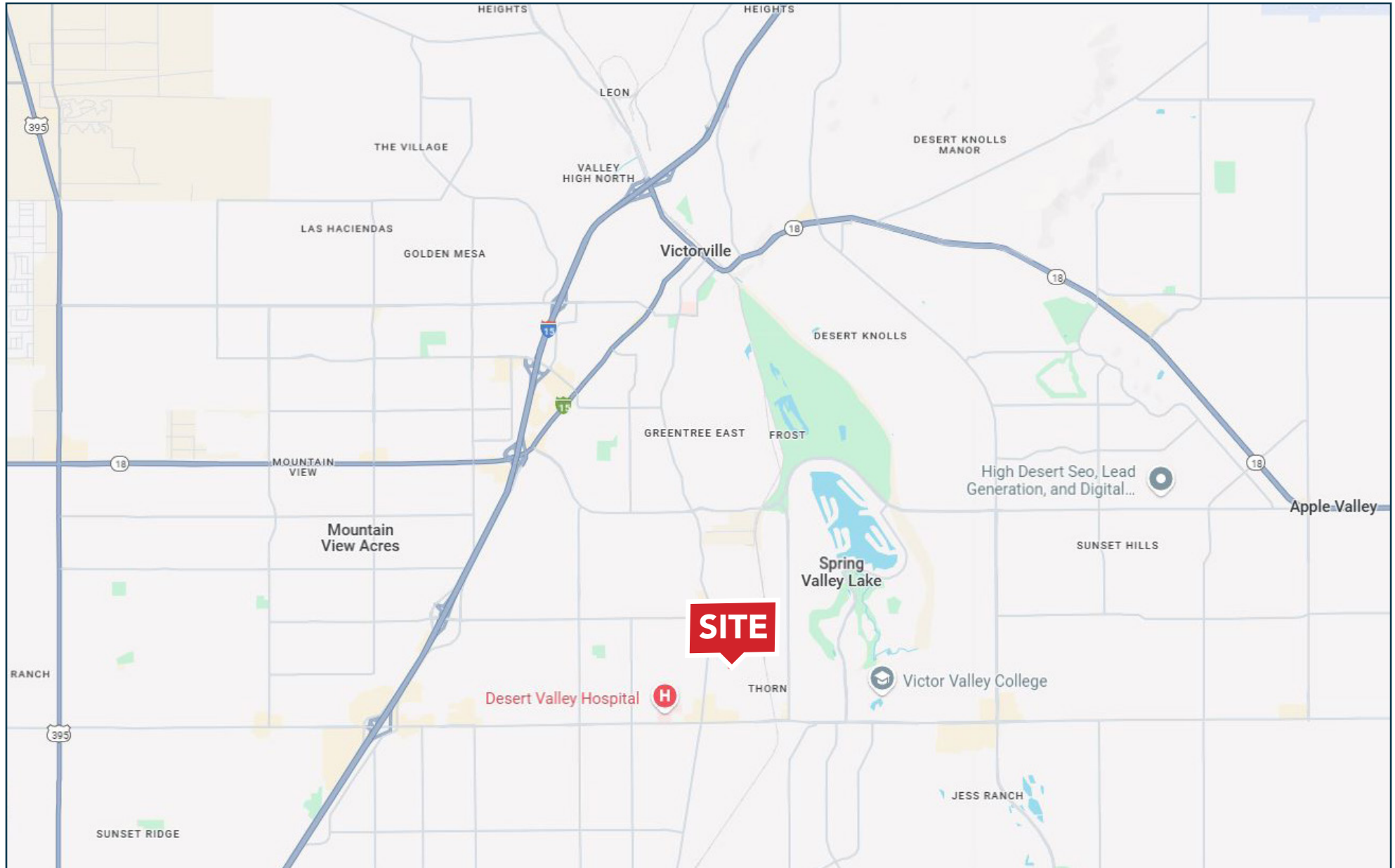
ROCKY MORAN | Senior Vice President | 951.276.3681 | rmoran@leeriverside.com | DRE 01841701

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 3240 Mission Inn Avenue, Riverside, CA 92507 | Corporate ID# 01048055



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