

MULTI-TENANT INDUSTRIAL BUILDING

UNITS AVAILABLE FOR LEASE



12454 INDUSTRIAL CENTER DR.
VICTORVILLE, CA 92395

ADDRESS

12454 Industrial Center Dr., Victorville, CA 92395

PROPERTY OVERVIEW

First generation units in a multi-tenant industrial building now available in the City of Victorville. Space is available in single unit areas of ±1,855 sf. Each unit is equipped with one grade level roll up door in the rear. All units include fully improved office spaces as well as one restroom per unit.

LOCATION

Situated just over ½ mile from the heavily traveled Hesperia Rd. and Bear Valley Rd. intersection, the property is located adjacent to the UPS Customer Center on the corner of Jasmine Rd. and Industrial Center Dr. Just around the corner you can find businesses like FleetPride, Goodman Manufacturing Inc., and Lifestream Blood Bank; along with a Southern California Edison yard located west of the property on the corner of Hesperia Rd. and Jasmine Rd. Distribution has also been established with Frito-Lay and Sherwin Williams both utilizing the area for distribution centers.

MUNICIPALITY

City of Victorville | County of San Bernardino

ZONING

C-M (Commercial Manufacturing); permits a mix of commercial and light industrial uses.

PRICE

\$1.35 per sf IG

CONSTRUCTION

Concrete tilt up; slab on grade

BUILDING ATTRIBUTES

- 12' x 12' roll-up doors
- 10' ceilings in office space
- High Bay Fluorescent warehouse lighting

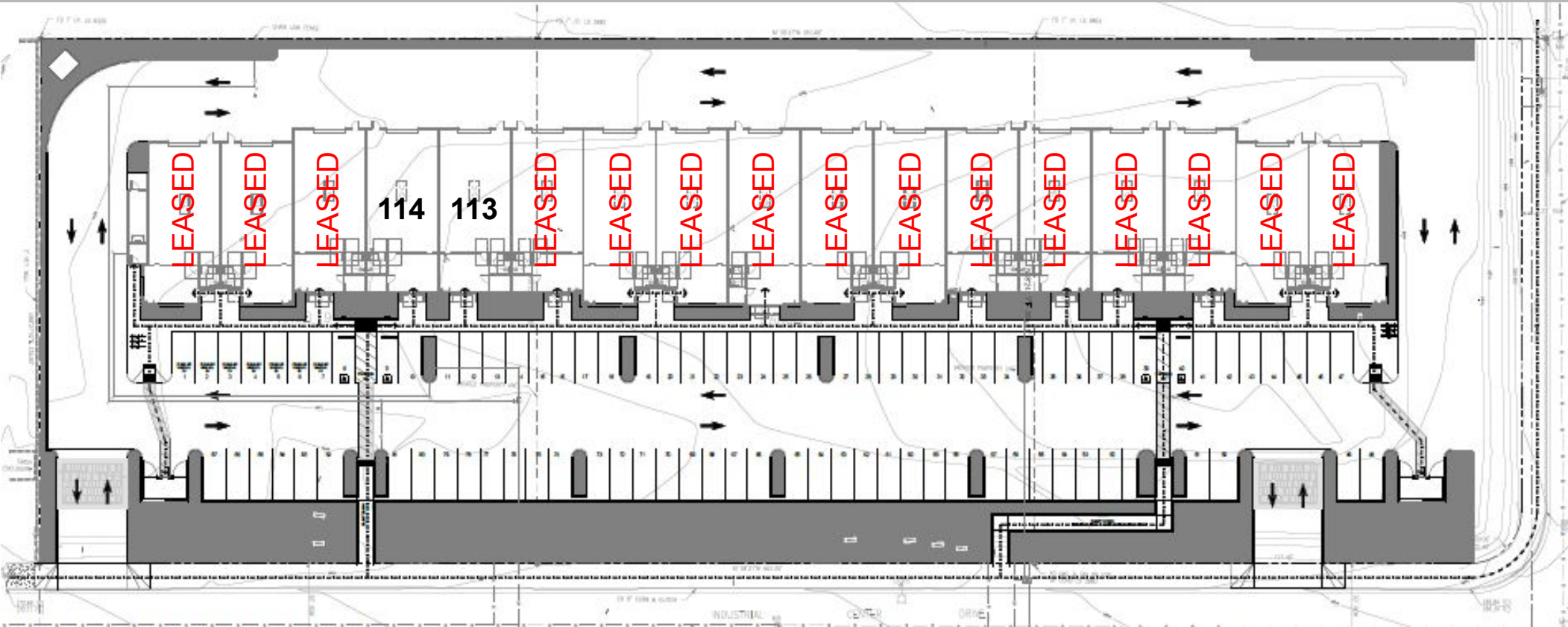
SITE SUMMARY



BUILDING INTERIOR



BUILDING EXTERIOR



#113: ±1,855 SF

#114: ±1,855 SF

SITE PLAN



AREA OVERVIEW



NORTHVIEW AERIAL

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