



Available SF 6,407 SF

Industrial For Lease

Building Size 6,407 SF

**Address:** 15788 Bear Valley Rd, Victorville, CA 92395**Cross Streets:** 11th Ave/Bear Valley Rd

Free Standing Retail, Whse, Flex Use Bldg - ±6,407 SF Rentable
 Front Bldg ±3,122 SF and Rear Whse Space ±3,285 SF
 Convenient Street Access off Bear Valley Rd
 Front Signage & Parking | Total of 5 Roll-Up Doors at Rear
 3 Restrooms, Office Space, Gated Parking
 Ideal for Auto Related Business, Showroom, Retail, and More

Lease Rate/Mo: \$8,009
Lease Rate/SF: \$1.25
Lease Type: NNN
Available SF: 6,407 SF
Minimum SF: 6,407 SF
Prop Lot Size: 0.64 Ac / 27,795 SF
Term: 3 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: C2

Sprinklered:
Clear Height: 18'
GL Doors/Dim: 5
DH Doors/Dim: 0
A: 200 V: 120/240 O: W:
Construction Type: Masonry
Const Status/Year Blt: Existing / 2008

Whse HVAC:
Parking Spaces: 20 / **Ratio:** 3.1:1
Rail Service: No
Specific Use: Flex/R&D

Office SF / #: 600 SF
Restrooms: 3
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 01/01/2026
Vacant: No
To Show: Call broker
Market/Submarket: Victor Valley
APN#: 3093571180000

Listing Company: City Commercial Properties**Agents:** [Jay Park 323-985-6400](mailto:jpark@citycompro.com)**Listing #:** 43290815**Listing Date:** 09/03/2025**FTCF:** CB200N000S000

Notes: Call to schedule a showing; no walk-ins or disturbing the tenant. Co-listed with AIR CRE NonMember (Johnny Lee). Lessee to verify all property information through its own investigation/sources; Listing Broker and Owner do not guarantees on its accuracy.



Jay Park
 jpark@citycompro.com
 323-985-6400

AIRCRE Powered by **MOODY'S**