



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 &amp; 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	Sprinklered:	Office SF / #:	600 SF
Lease Rate/SF:	\$1.25	Clear Height:	Restrooms:	3
Lease Type:	NNN	GL Doors/Dim:	Office HVAC:	Heat & AC
Available SF:	6,407 SF	DH Doors/Dim:	Finished Ofc Mezz:	0 SF
Minimum SF:	6,407 SF	A: 200 V: 120/240 O: W:	Include In Available:	No
Prop Lot Size:	0.64 Ac / 27,795 SF	Construction Type:	Unfinished Mezz:	0 SF
Term:	3 Years	Const Status/Year Blt:	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	Possession:	01/01/2026
Sale Price/SF:	NFS	Parking Spaces: 20 / Ratio: 3.1:1	Vacant:	No
Taxes:		Rail Service:	To Show:	Call broker
Yard:	Fenced / Paved	Specific Use:	Market/Submarket:	Victor Valley
Zoning:	C2		APN#:	3093571180000

**Listing Company:** City Commercial Properties[Jay Park 323-985-6400](#)**Agents:** 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**  
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