



# AVAILABLE FOR LEASE | ±357,000 SF

## LEASE RATE IS BELOW MARKET VALUE

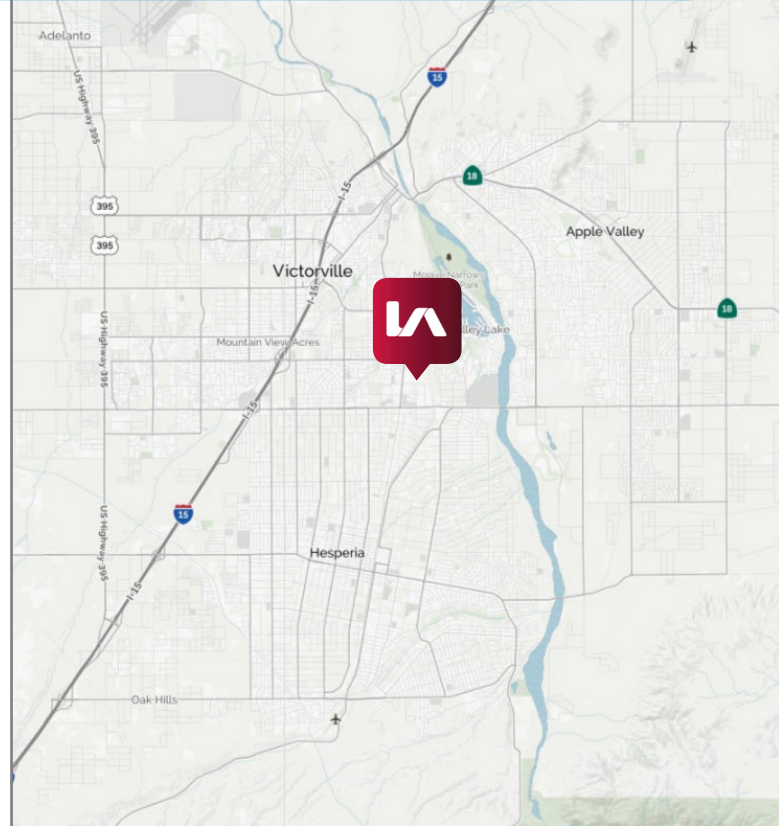


- ±15,000 SF Office for Lease, can be Subdivided, Lease Rate \$0.80/SF NNN
- ±8,000 to ±250,000 SF Warehouse Space for Lease, can be Subdivided, Lease Rate \$0.29/SF NNN for Over ±100,000 SF
- Lease Rate From \$0.39/SF NNN for Less Than ±100,000 SF

### 17300 Silica Dr., Victorville, CA 92395

#### PROPERTY FEATURES

- ±357,000 SF Single-Story Industrial Building on ±41.75 Acres
- 22' to 28' Clear Height in Main Warehouse
- T5 and T8 Warehouse Lighting
- Three (3) Railroad Spurs
- ±15,000 SF Air Conditioned Office Space
- Sprinklered System
- Eight (8) Cranes
- Six (6) Dock High Docks (One (1) Interior and Four (4) Exterior)
- Large Water Tower
- Within Minutes from the I-15 Freeway and One (1) Hour to Ontario Airport



FOR MORE INFORMATION PLEASE CONTACT:

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**BUILDING SECTIONS**

- 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
- Section C: ±44,000 SF Used for Manufacturing



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