

**Industrial Warehouse/Hangar located off Interstate 15 Available For Sale or Lease**

**18173 Osborne Rd., Victorville, CA 92394**



*Property Features*

- Available Sq. Ft. ±23,700
  - ±18,000 Sq. Ft. – Warehouse
  - ±5,700 Sq. Ft. - Office
- Year Built: 1999
- Lot Acreage: ±4.71 Acres
- Zoning: Regional Industrial
- Easy access to Interstate 15
- Building includes two offices downstairs, one office upstairs with a bar and unfinished space that could be turned in to additional offices if needed
- Security cameras and alarm system in place
- Includes a Mezzanine that overlooks the hangar area
- The building has two ground level roll up doors on each side of the building
- Hangar door measures 60' x 16'
- 3 phase 277/480 600 amps
- Interstate 15 visibility
- Partially fenced on three sides of the property
- Tons of potential for various uses

Asking Price: \$5,250,000 Asking Rate: \$1.20 PSF + NNN

LIC # 01057618

The  
**BRADCO**  
Companies

a commercial real estate company

**Joseph W. Brady CCIM, SIOR**  
**PH. 760.951.5111 Ext 101 FAX. 760.951.5113**  
[jbrady@thebradcocompanies.com](mailto:jbrady@thebradcocompanies.com)

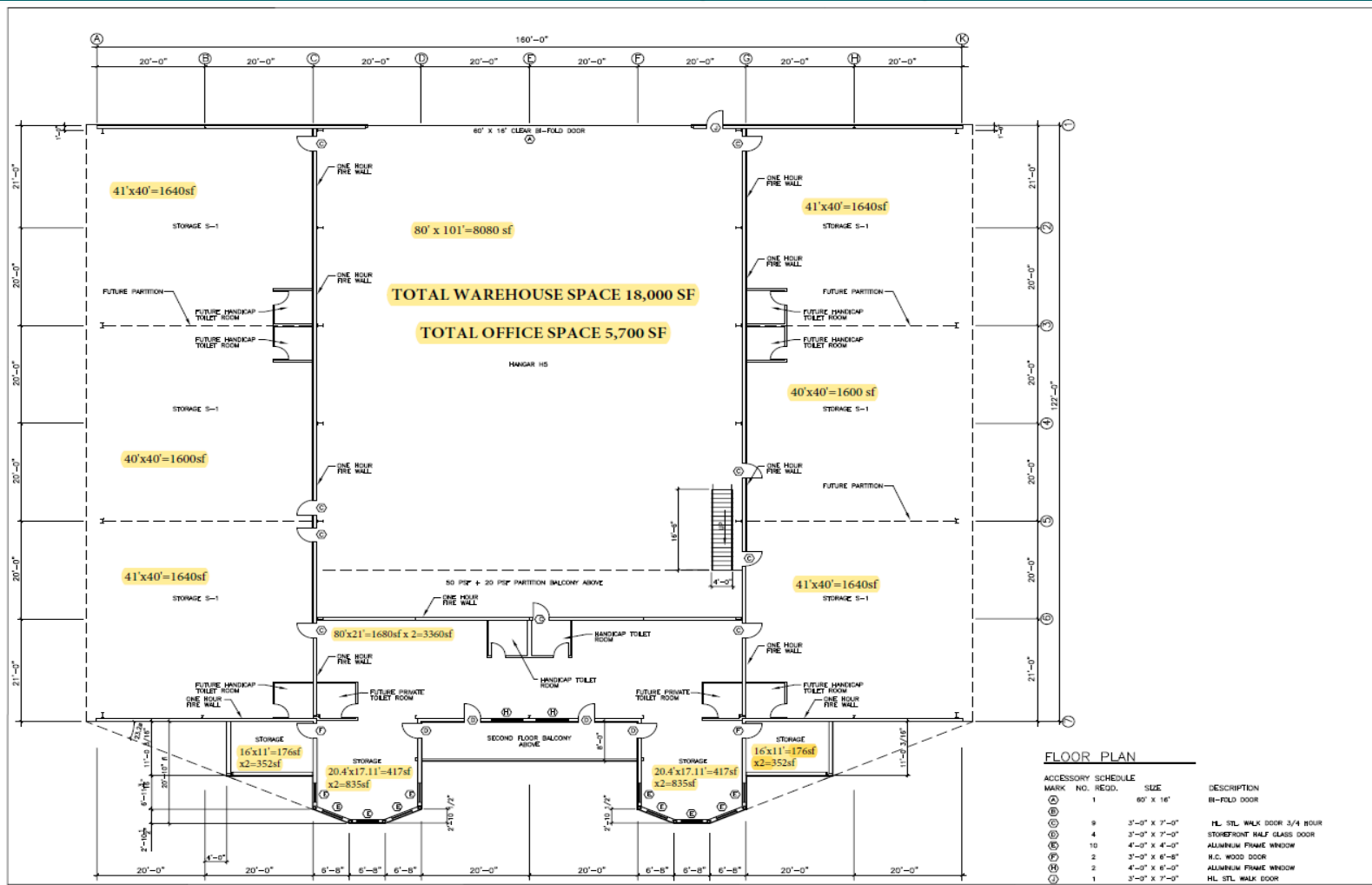
**DRE LIC #00773589**

**P.O. Box 2710**  
**Victorville, CA 92393**

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ZUS Engineering Services Inc.  
 18173 OSBORNE ROAD  
 VICTORVILLE, CALIFORNIA 92392  
 TEL: 951-941-1100 FAX: 951-941-1140

PROJECT: 18173 OSBORNE ROAD  
 LOCATION: VICTORVILLE, CALIFORNIA 92392  
 TITLE: FLOOR PLAN

DATE: 08/11/15  
 DRAWN BY: JLB  
 CHECKED BY: JLB  
 SCALE: 1/8" = 1'-0"  
 SHEET NO: 4988-5  
 OF SHEETS: 1

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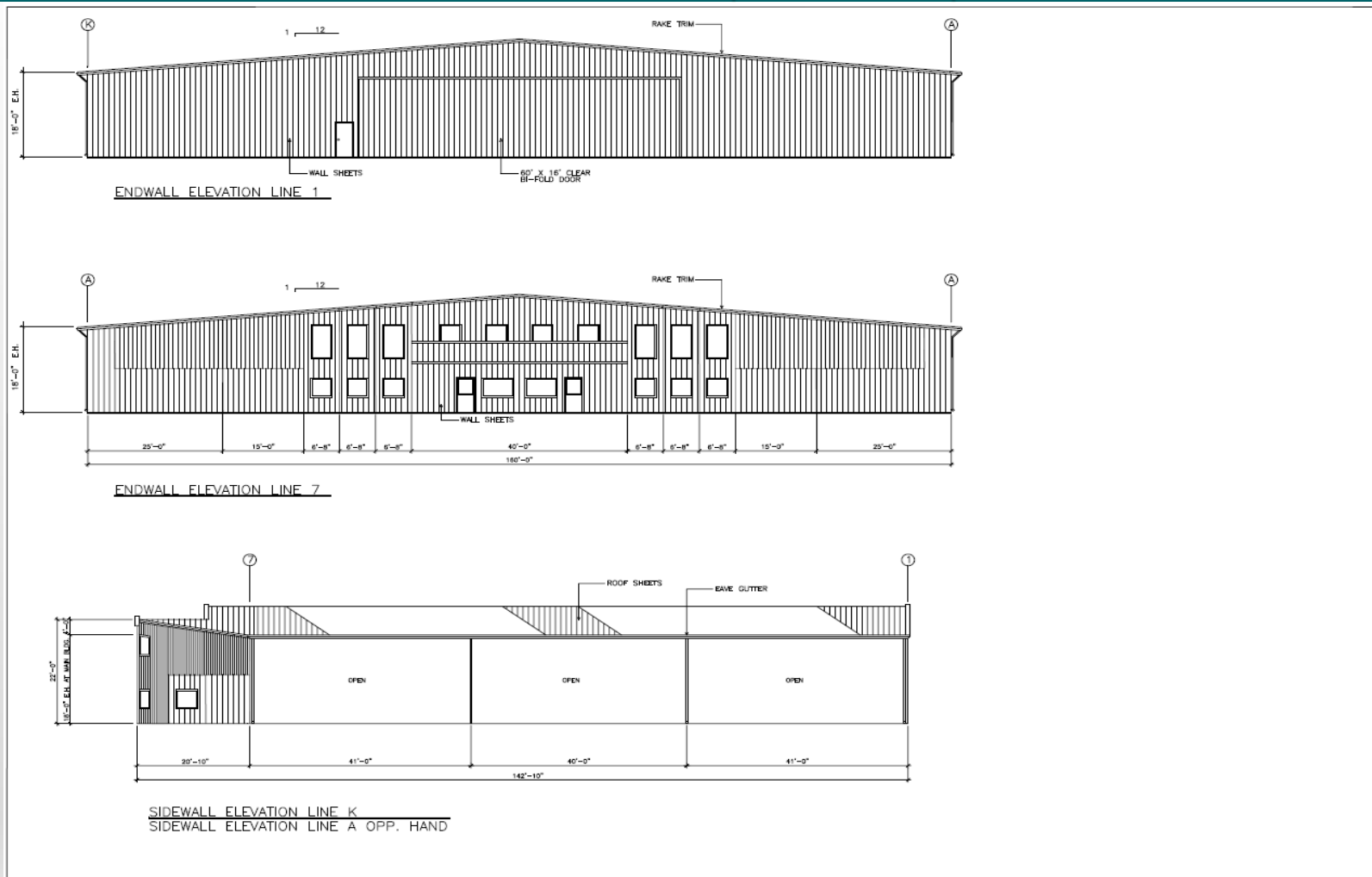
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The BRADCO Companies  
 a commercial real estate company

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ZJS Engineering Services Inc. 1000 W. 10th St. Suite 100 Victorville, CA 92394 Phone: (951) 244-1444 Fax: (951) 244-1444	
PROJECT J.L. OSBORNE 18173 OSBORNE ROAD VICTORVILLE, CALIFORNIA 92392	TITLE ELEVATIONS
DRAWN BY DATE CHECKED BY SCALE 3/16" = 1'-0" AS BY 4889-5	SHEET NO. A-3 OF SHEETS

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Westside Warehouse



Westside Warehouse

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Hangar

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Downstairs Office One



Downstairs Office Two



Downstairs Storage Room



Downstairs



Downstairs Room



Downstairs Storage Room




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Eastside Warehouse



Eastside Warehouse

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## Second Floor

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Victorville, CA (County of San Bernardino Pocket)

Victorville, California, is a rapidly growing hub in the High Desert region of San Bernardino County, offering a strategic location for industrial operations. Situated along Interstate 15, this property provides unmatched accessibility and opportunity for businesses in manufacturing, distribution, and logistics.

### Strategic Location & Connectivity

- **Interstate 15 Corridor:** Direct access to I-15, a key transportation artery linking Southern California to Las Vegas, ensures seamless freight movement and supply chain efficiency.
- **Proximity to Major Hubs:** Approximately 85 miles from Los Angeles and 190 miles from Las Vegas, making it a prime location for regional and national distribution.
- **Access to Transportation Networks:** Close to major highways, rail lines, and Southern California's ports, facilitating efficient logistics and supply chain management.
- **Growing Workforce:** Victorville's expanding population provides a strong labor pool for industrial operations, from skilled trades to logistics professionals.

### Cost-Effective Industrial Space

- **Competitive Pricing:** Industrial property in Victorville is more affordable than similar properties in Los Angeles, San Bernardino, or Inland Empire markets.
- **Lower Operating Costs:** Businesses benefit from reduced lease rates, lower taxes, and affordable utilities, improving overall operational efficiency.
- **Zoning & Expansion Opportunities: Why Lease Office Space in Victorville?** Industrial-friendly zoning allows for warehousing, distribution, manufacturing, and other industrial uses, with room for expansion as your business grows.

Position your business for success—whether you're looking to lease or purchase, this industrial property in Victorville offers cost savings, accessibility, and room for growth.

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