

PATRIOT  
VICTORIA

±305,617 SF



7820 VICTORIA AVENUE  
HIGHLAND, CA 92346

NEW STATE-OF-THE-ART DISTRIBUTION FACILITY

[WWW.7820VICTORIA.COM](http://WWW.7820VICTORIA.COM)

**Voit**  
REAL ESTATE SERVICES

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



Grape St

9th St

Cypress St

Victoria Ave

6th St

OFFICE 2,500 SF  
MEZZ 2,500 SF

1 DRIVE THRU DOOR

30 TRAILER STALLS

30 BACK H DOORS

1 DRIVE THRU DOOR

OFFICE 2,500 SF  
MEZZ 2,500 SF

**6TH AND VICTORIA**  
6TH STREET AND VICTORIA AVE  
HIGHLAND, CA 92346  
305,617 SF



70' - 0"

Aerial



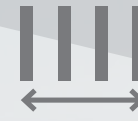
**36' at 6" inside first girder**



**ESFR sprinkler system (K-25) @25 PSI**



**±2,500 SF first floor office space and 2,500 SF of Mezzanine**



**56' x 60' typical column spacing**



**30 dock high loading doors (9' x 10')**



**2 grade level doors (12' x 14')**



**±50 trailer parking stalls**



**±108 auto parking stalls**



**2,000 amp power services**



**7" thick building slab, 3,000 psi**



**135' up to 200' secured concrete truck court**



**close proximity to 210, I-215 and 10 freeway**



**2.5% skylights with bars**



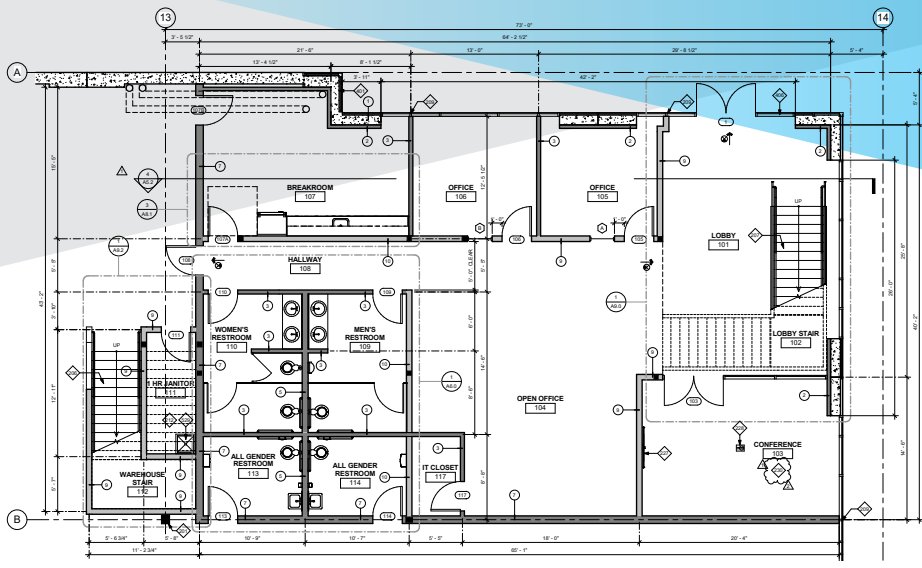
**LED warehouse lighting**



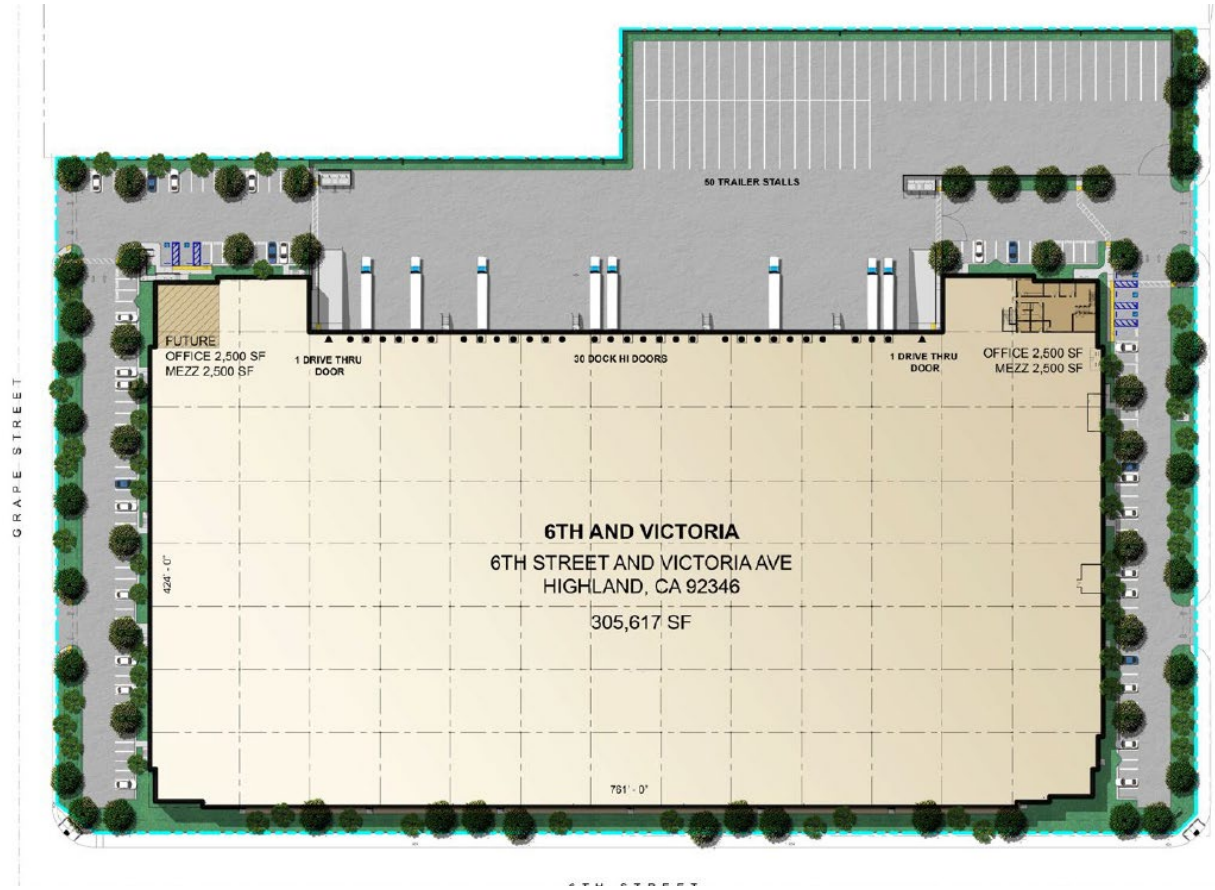
**lot size: ±12.57 Acres**



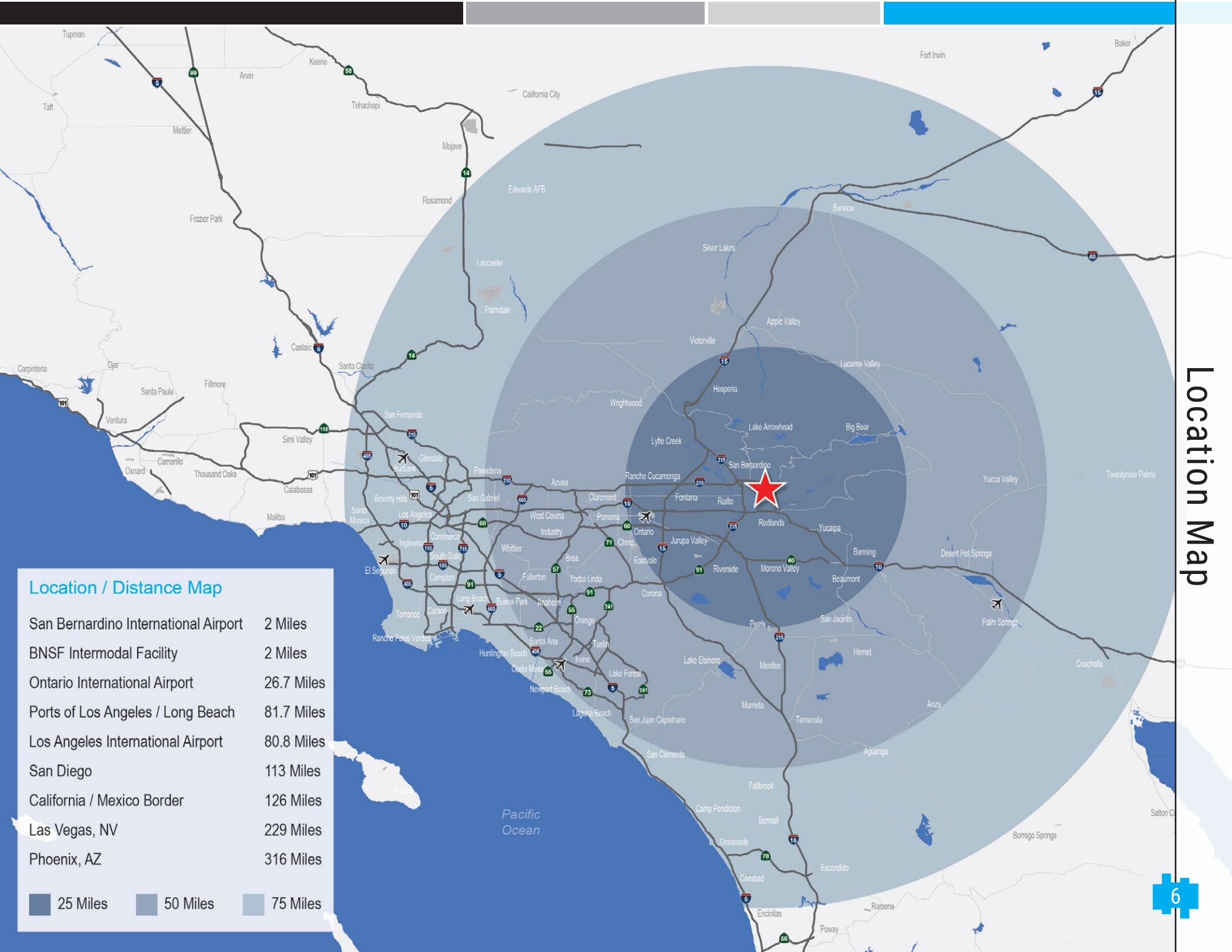
**Fifteen 35,000 lb. Kelley mechanical pit levelers with swing arm lights & fans**



First Floor Office Plan







**Location / Distance Map**

|                                      |            |
|--------------------------------------|------------|
| San Bernardino International Airport | 2 Miles    |
| BNSF Intermodal Facility             | 2 Miles    |
| Ontario International Airport        | 26.7 Miles |
| Ports of Los Angeles / Long Beach    | 81.7 Miles |
| Los Angeles International Airport    | 80.8 Miles |
| San Diego                            | 113 Miles  |
| California / Mexico Border           | 126 Miles  |
| Las Vegas, NV                        | 229 Miles  |
| Phoenix, AZ                          | 316 Miles  |

|   |   |   |
|---|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #1a3d4d; border: 1px solid #000;"></span> 25 Miles | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4a7c9d; border: 1px solid #000;"></span> 50 Miles | <span style="display: inline-block; width: 15px; height: 15px; background-color: #7c9d9d; border: 1px solid #000;"></span> 75 Miles |
|---|---|---|

# 7820 VICTORIA AVENUE HIGHLAND, CA 92346



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