

PATRIOT
VICTORIA

±305,617 SF



7820 VICTORIA AVENUE
HIGHLAND, CA 92346

NEW STATE-OF-THE-ART DISTRIBUTION FACILITY

WWW.7820VICTORIA.COM

Voit
REAL ESTATE SERVICES

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Grape St

Cypress St

9th St

Victoria Ave

6th St

OFFICE 2,800 SF
MEZZ 2,500 SF

1 DRIVE THRU
DOOR

30 TRAILER STALLS

30 BACK H DOORS

1 DRIVE THRU
DOOR

OFFICE 2,800 SF
MEZZ 2,500 SF

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



70' - 0"

Aerial



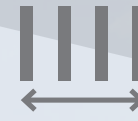
36' at 6" inside first girder



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 (verify)



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



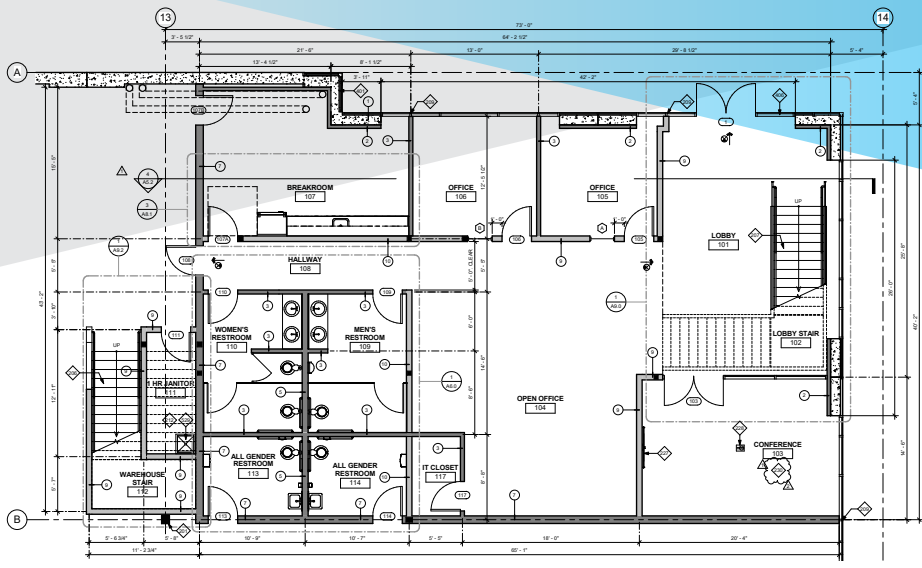
LED warehouse lighting



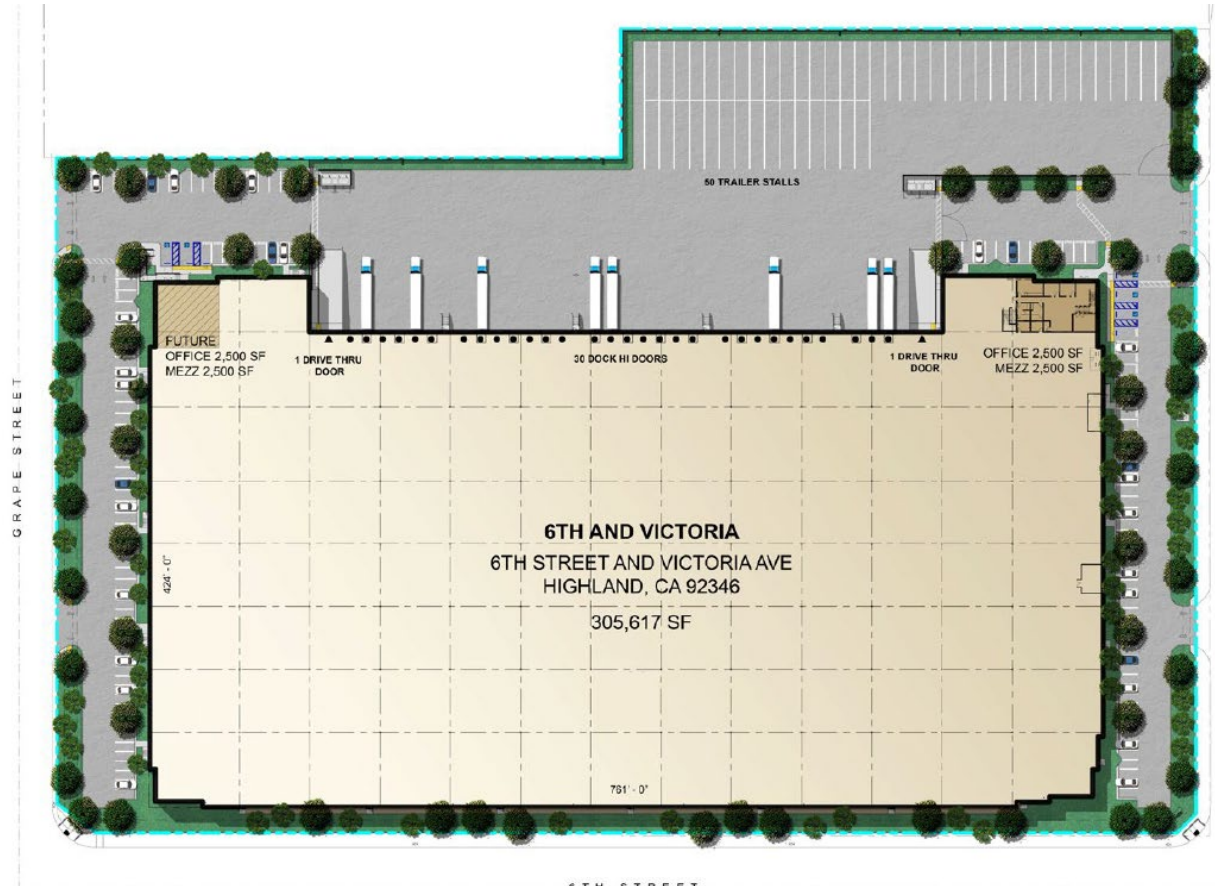
lot size: ±12.57 Acres



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



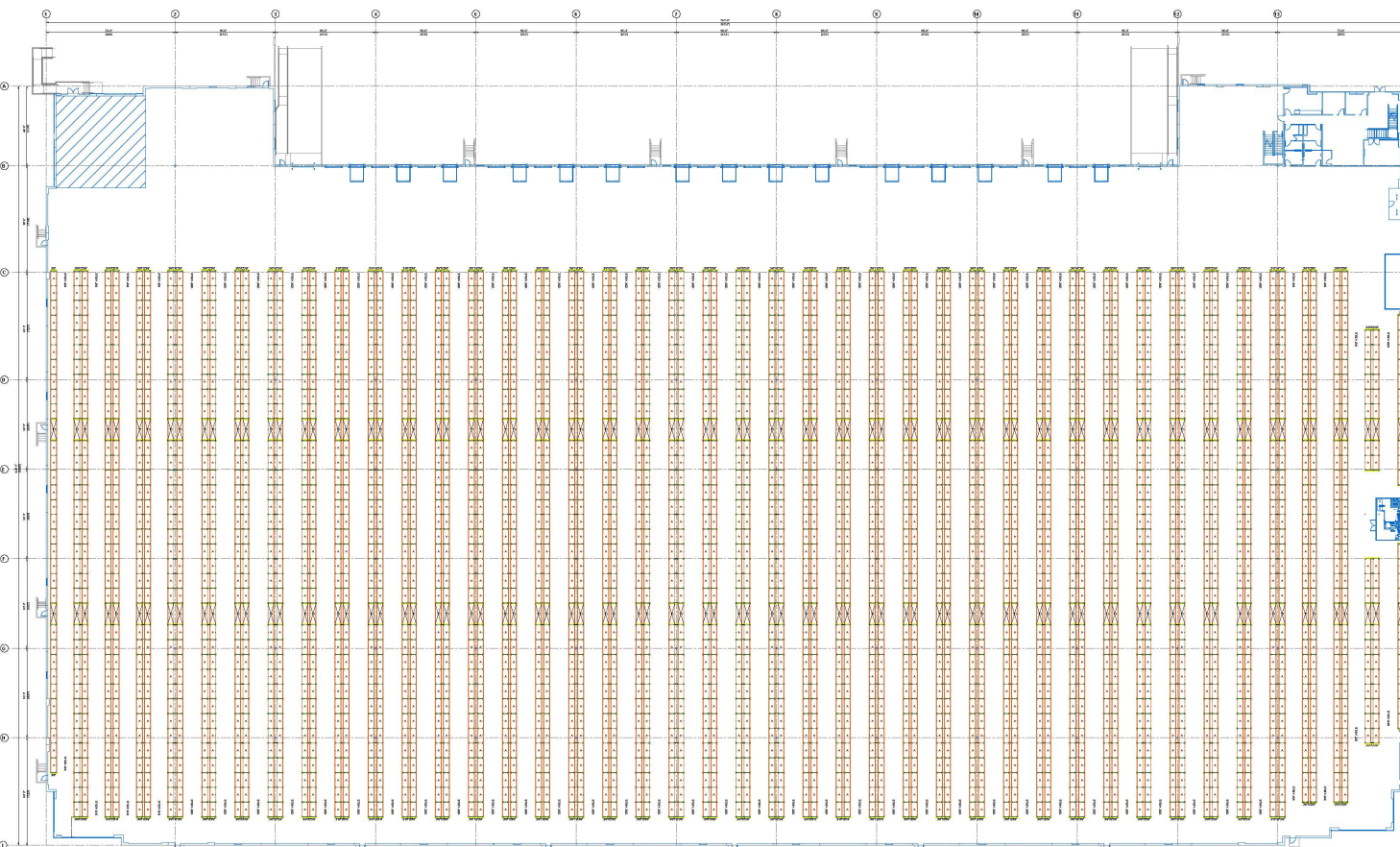
First Floor Office Plan



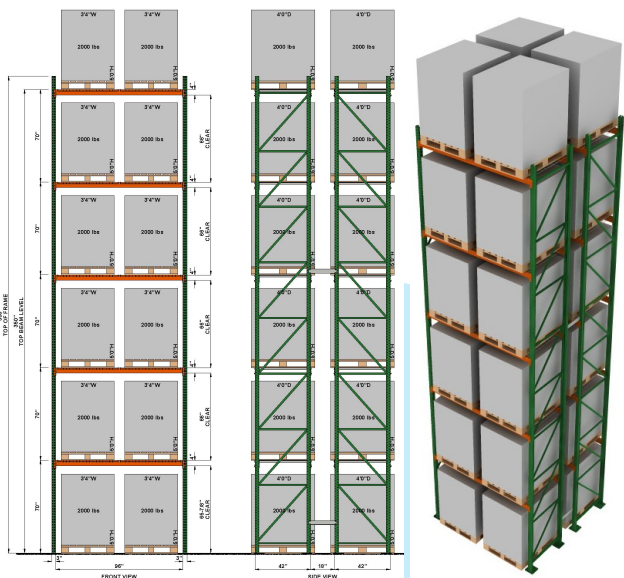
- 10'6" Aisles
- 60" Tall Pallets
- 72" Tall Pallets
- 96" Storage Beam
- 144" Tunnel Beam
- Accessories Upon Request

Total Pallet Positions

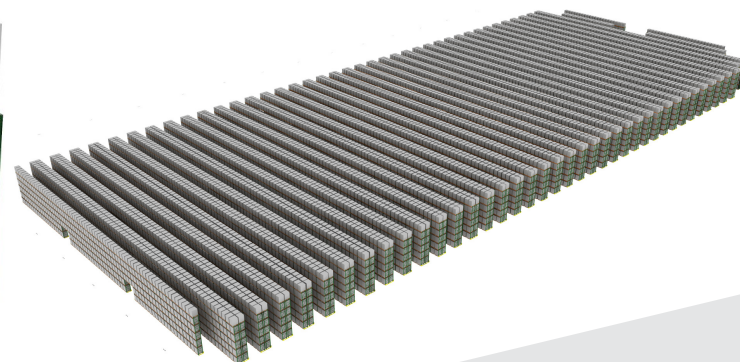
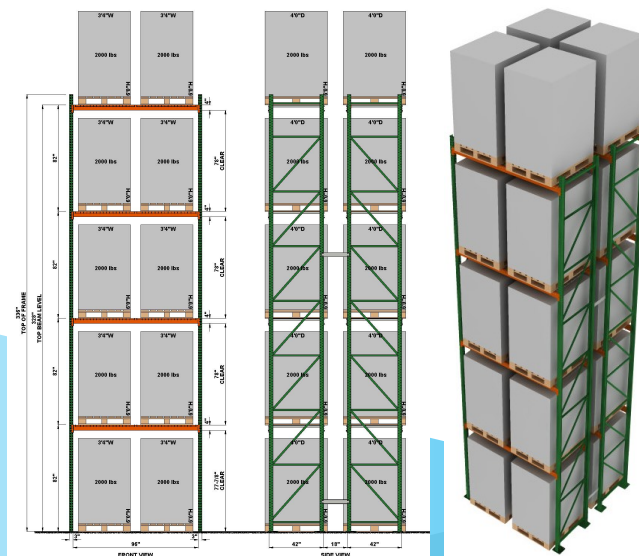
- Approximately 34,824 Pallet Positions (60" Tall Pallet)
- Approximately 28,856 Pallet Positions (72" Tall Pallet)



60" Tall Pallets



72" Tall Pallets





SITE

210

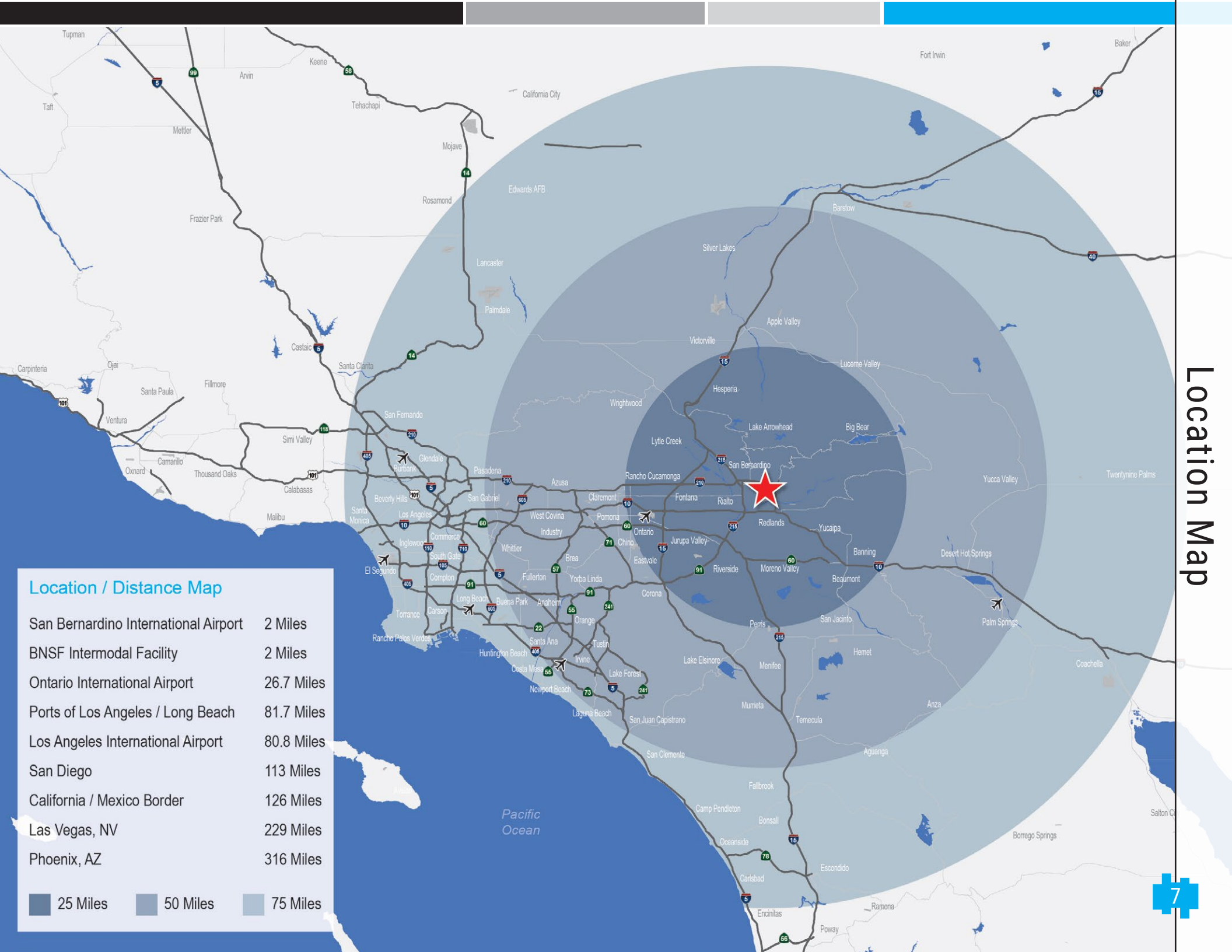
330

215

10

SBD
International Airport

Location Aerial



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

 25 Miles	 50 Miles	 75 Miles
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