

AVAILABLE FOR LEASE

±9,000-18,000 SF ON ±2.0-±4.5 ACRES OF LAND

1369-1379

W. 9TH ST.
UPLAND | CA 91786

ARTIST RENDERING

PROPOSED GRASS,
WALLS, GATES, AND DRIVESWAYS

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DAUM
COMMERCIAL REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS



±9,000-18,100 SF
on ±2.0-4.5 Acres of Land



Perimeter-3 Sides
Concrete Block Wall &
Chain-Link



± 4,500 SF
Total Office Space



Zoning
LI - Upland



Three (3)
Driveways onto 9th Street
(40' - 20' - 40'- Verify)



14'-16'
Clear Height

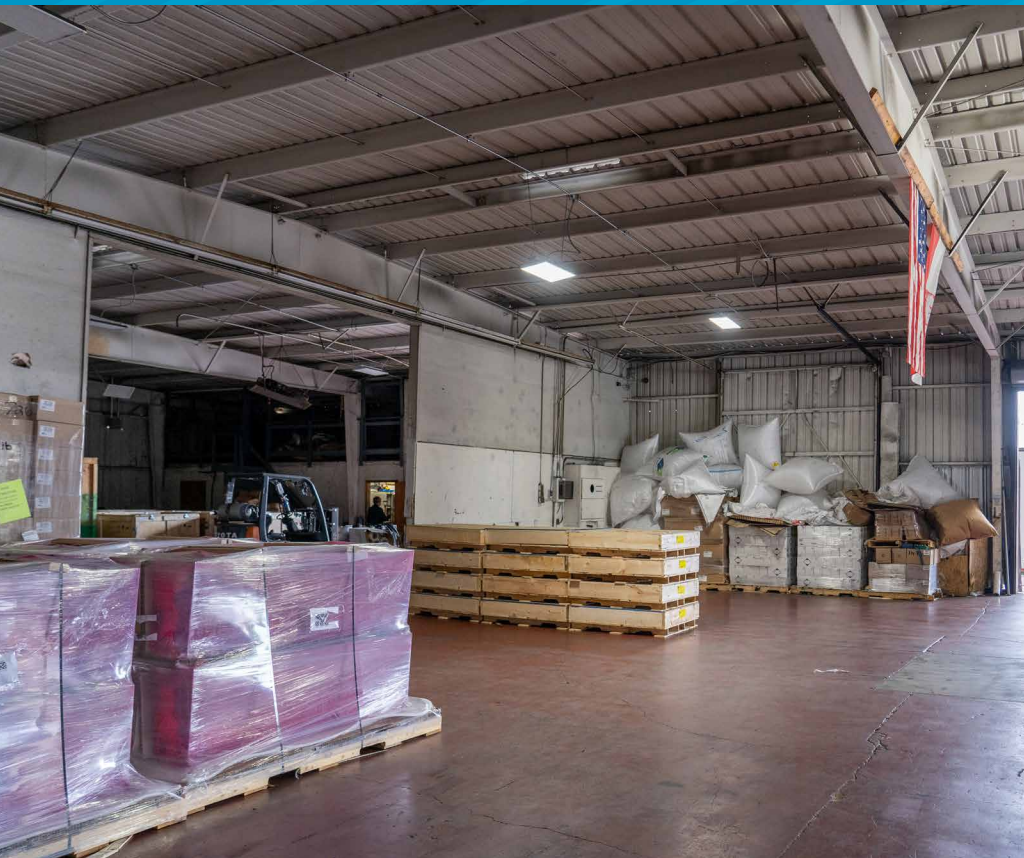


Five (5) Dock High Doors and
Three (3) Ground Level Doors



Large
Secured Yard

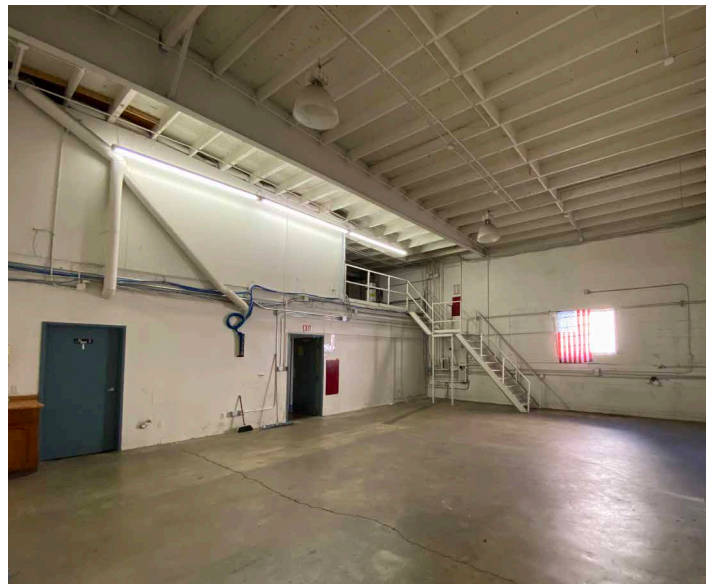
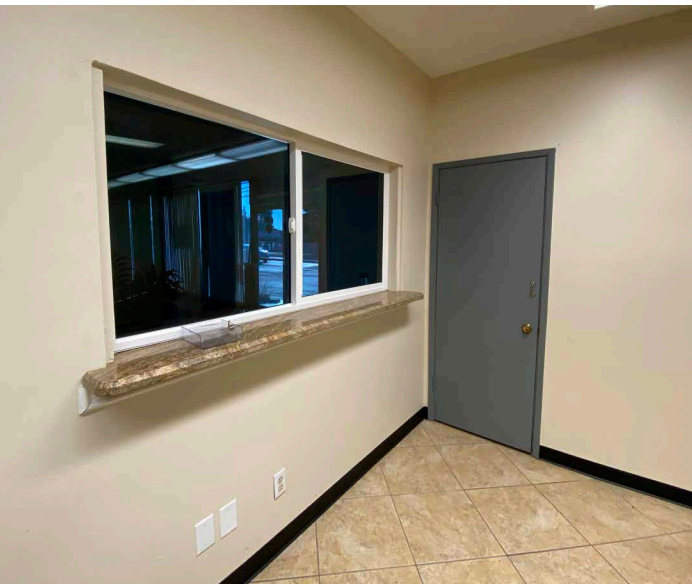
PROPERTY DETAILS	BLDG A	BLDG B
TOTAL BUILDING SF	9,500	8,600
OFFICE (TOTAL)	500	4,000
TRAILER STALLS	8	0
DOCK HIGH DOOR (S)	5	0
GROUND LEVEL DOOR	1	2
ZONING	LI	LI
SPRINKLER	NO	NO
CLEAR HEIGHT	14'	16'
POWER	240V, 3 Phase	240V, 3 Phase

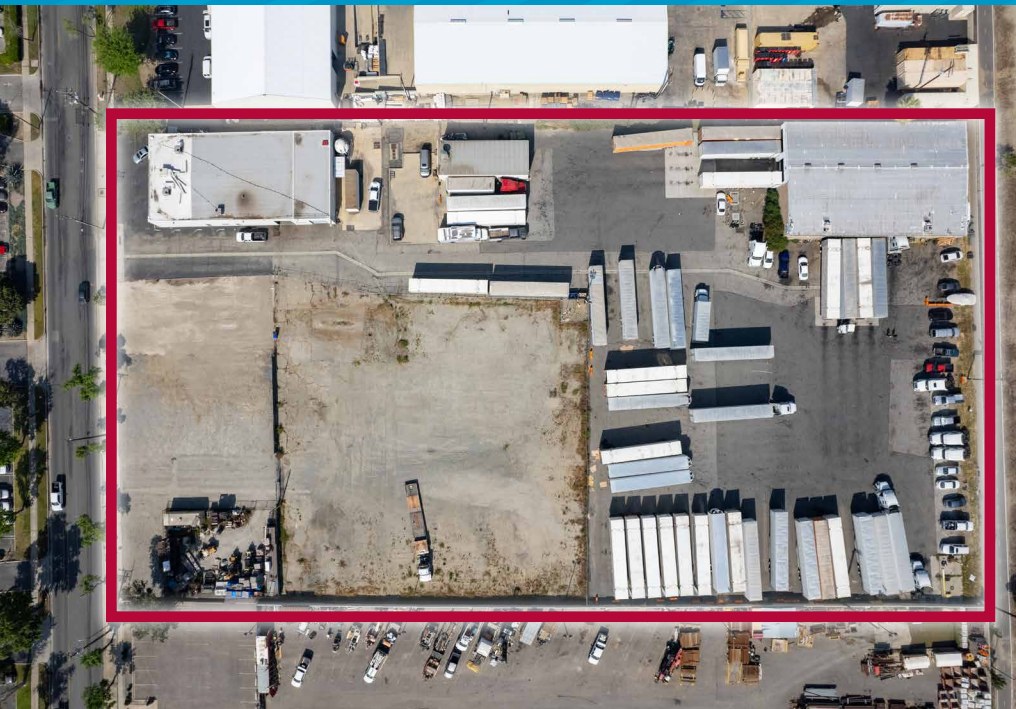


PHOTOS
PROPOSED WALL/GATE



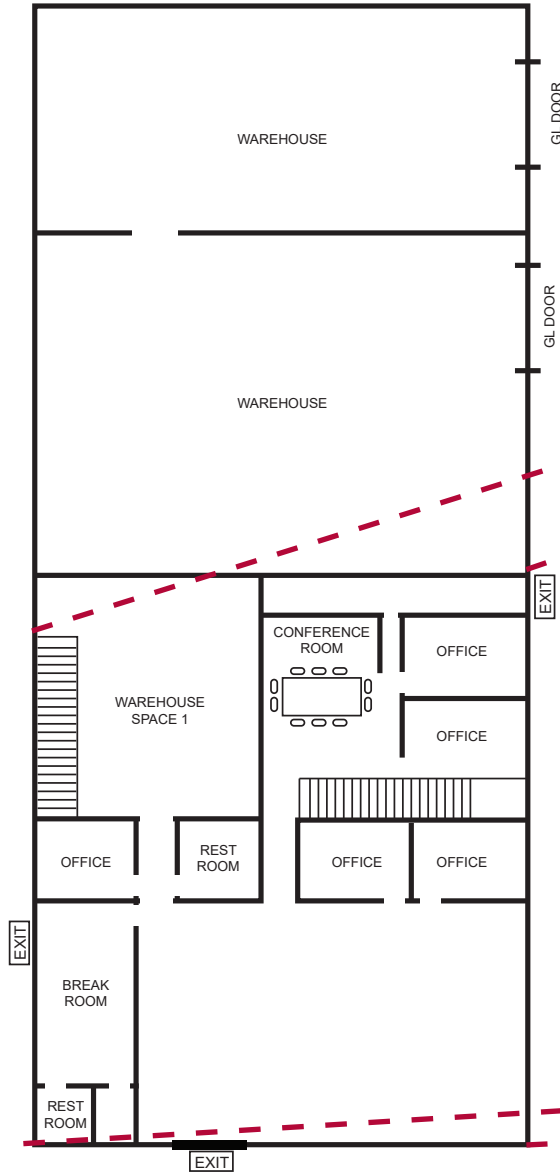
PHOTOS



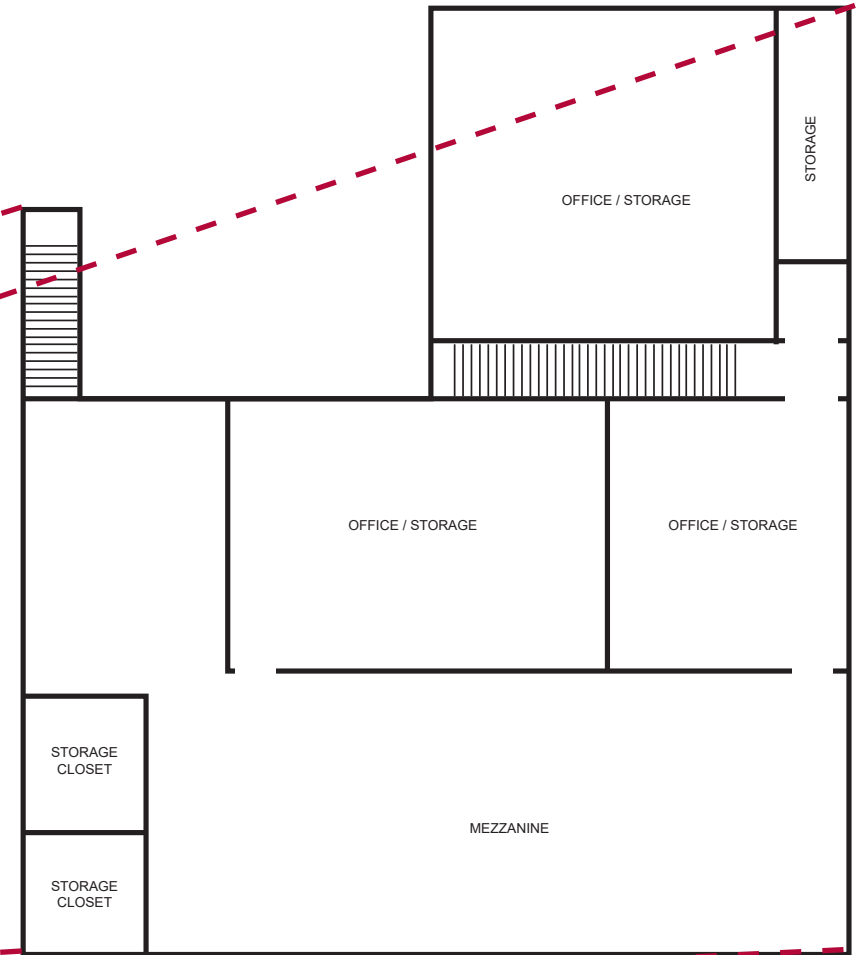


BUILDING B FLOOR PLANS

GROUND FLOOR

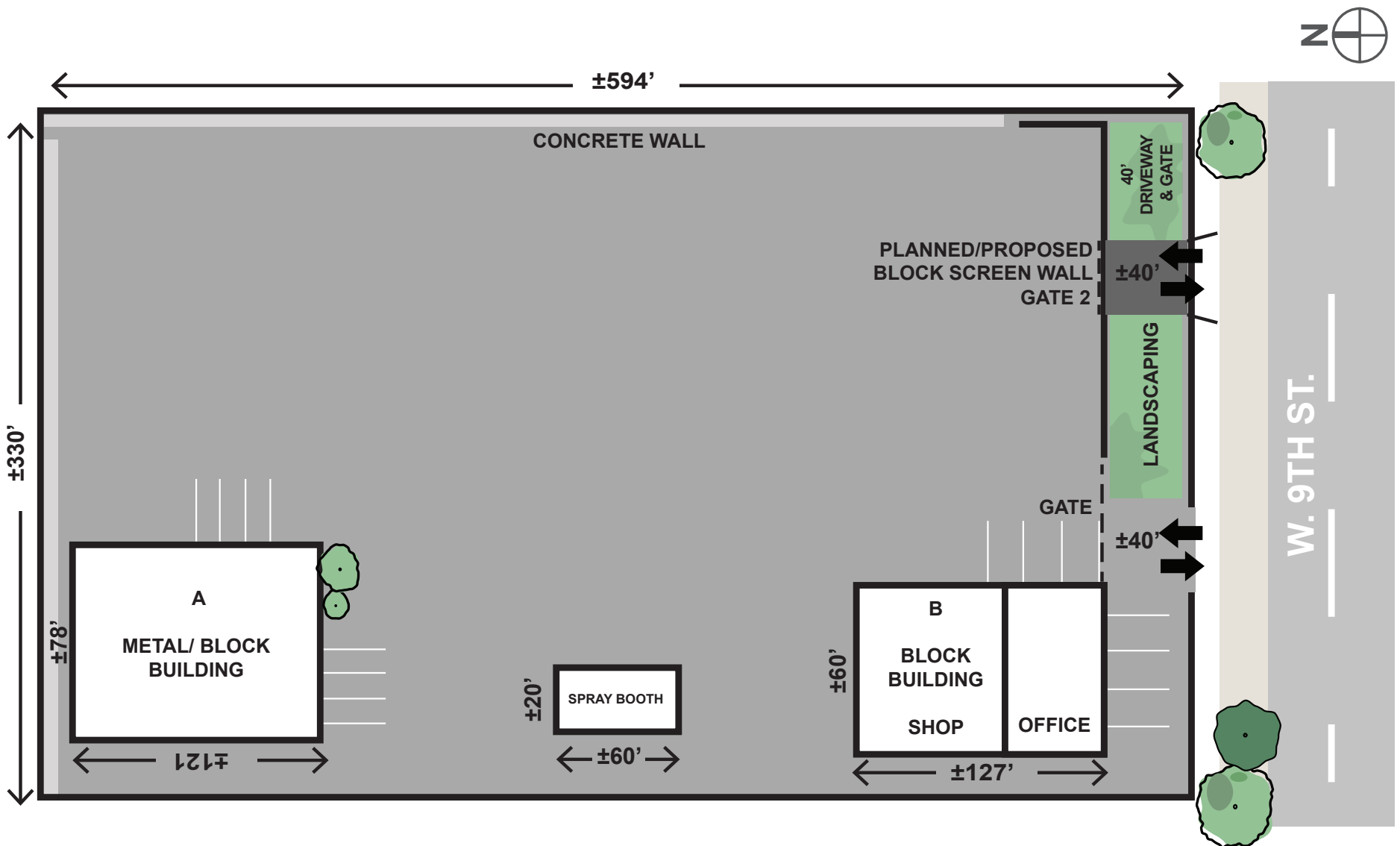


SECOND FLOOR



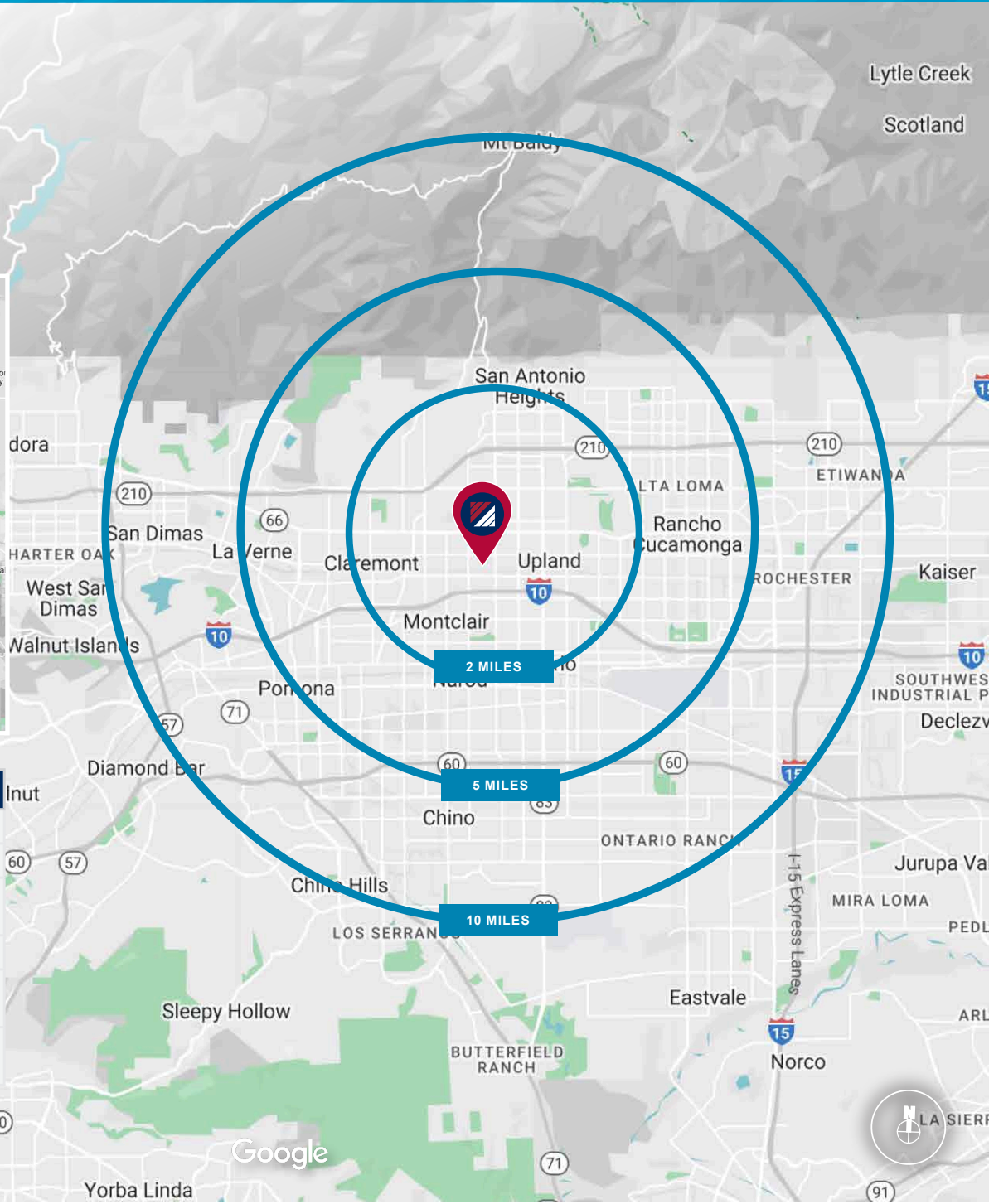
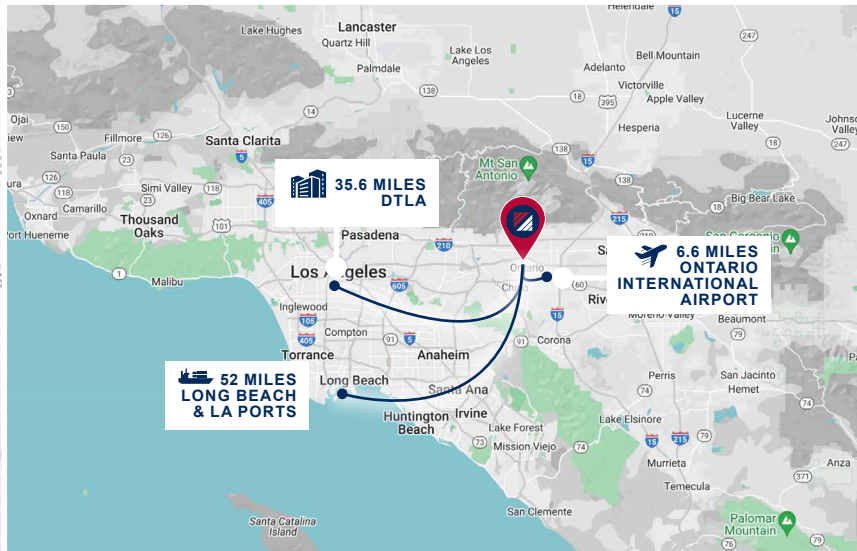
*ALL MEASUREMENTS ARE APPROXIMATE AND ARE NOT TO SCALE. MEASUREMENTS ARE INTERIOR MEASUREMENTS, FLOOR PLAN DOES NOT SHOW ALL IMPROVEMENTS.

SITE PLAN



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LOCATION



DEMOGRAPHICS	2 MI.	5 MI.	10 MI.
2010 Population	72,581	411,425	901,539
2023 Population	77,588	436,031	951,927
2028 Population Projection	78,116	436,556	951,070
Avg Household Income	\$96,03	\$105,648	\$115,261
Median Household Income	\$76,913	\$83,456	\$93,539
Total Specified Consumer Spending (\$)	\$868.4M	\$4.9B	\$11.4B

