

# AVAILABLE FOR LEASE

±8,600-18,100 SF ON ±2.0-±4.5 ACRES OF LAND

1369-1379  
W. 9TH ST.  
UPLAND | CA 91786



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**DAUM**  
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# PROPERTY HIGHLIGHTS



Two Buildings  
**±8,600 - 18,100 SF**  
 on ±2.0-4.5 Acres of Land



**1G Fiber Spectrum**  
 Internet



**Zoning**  
 LI - Upland



**Three (3)**  
 Driveways  
 (20' - 40' - 40' - Verify)



Cross Dock High Doors and  
 Ground Level Doors



**Large Yard: Lighted**  
 Paved/Gravel



**Fully Fenced**  
 Concrete Block Wall &  
 Chain-Link



**Immediate Freeway**  
**Access**  
 to I-10, 57, & 210 Fwys



**1369 9th: ± 4,100 SF**  
 Total Office Space



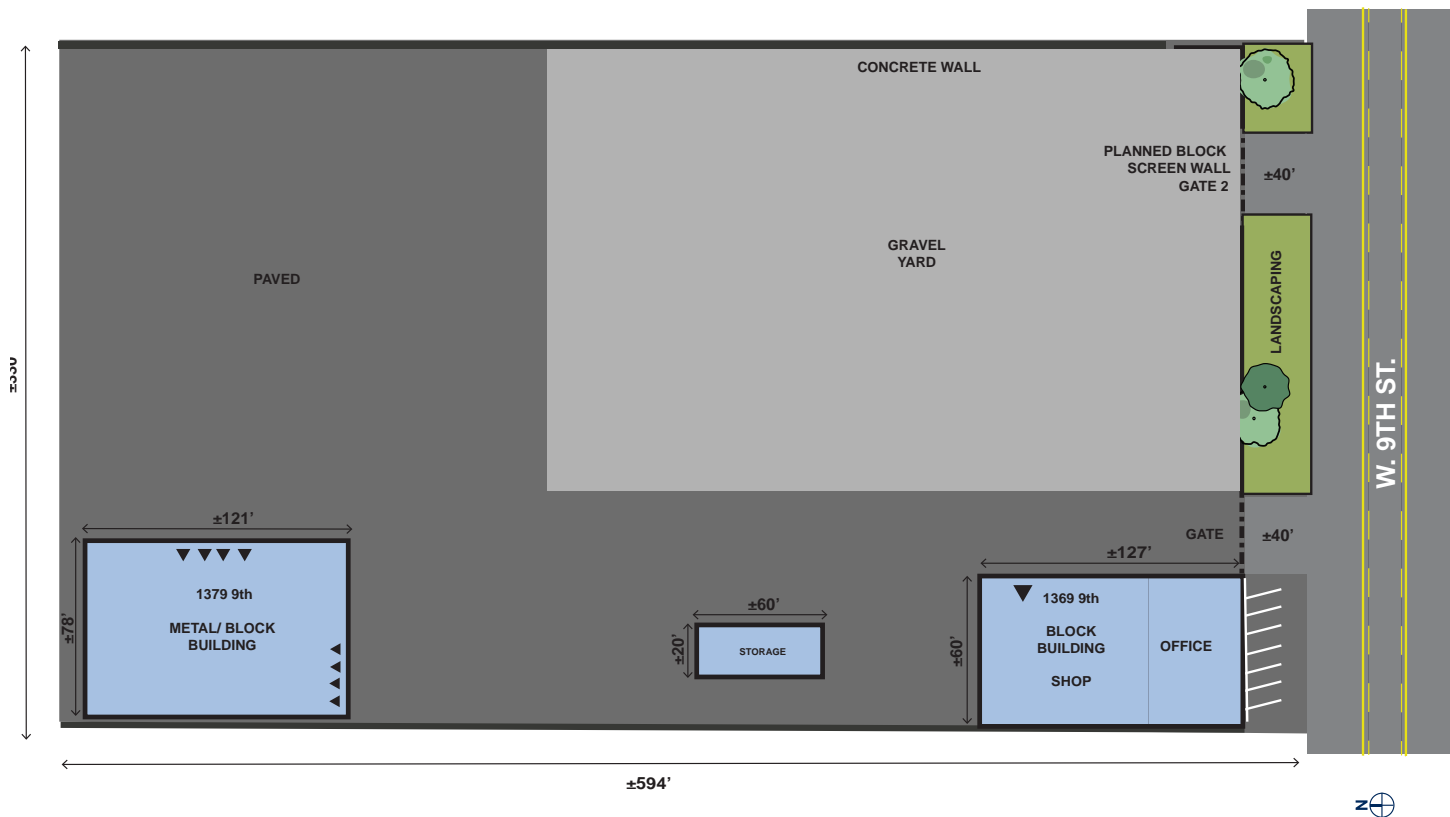
**14'-16'**  
 Clear Height

PROPERTY DETAILS	1379 9TH	1369 9TH
TOTAL BUILDING SF	9,500	8,600
OFFICE (TOTAL)	500	4,000
TRAILER POSITIONS	8	0
DOCK HIGH DOOR (S)	5	0
GROUND LEVEL DOOR	1	2
SPRINKLER	NO	NO
CLEAR HEIGHT	16'	14'
POWER-VERIFY	240V, 3 Phase	240V, 3 Phase
*Verify and review upon your own findings/specifications		

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# SITE PLAN



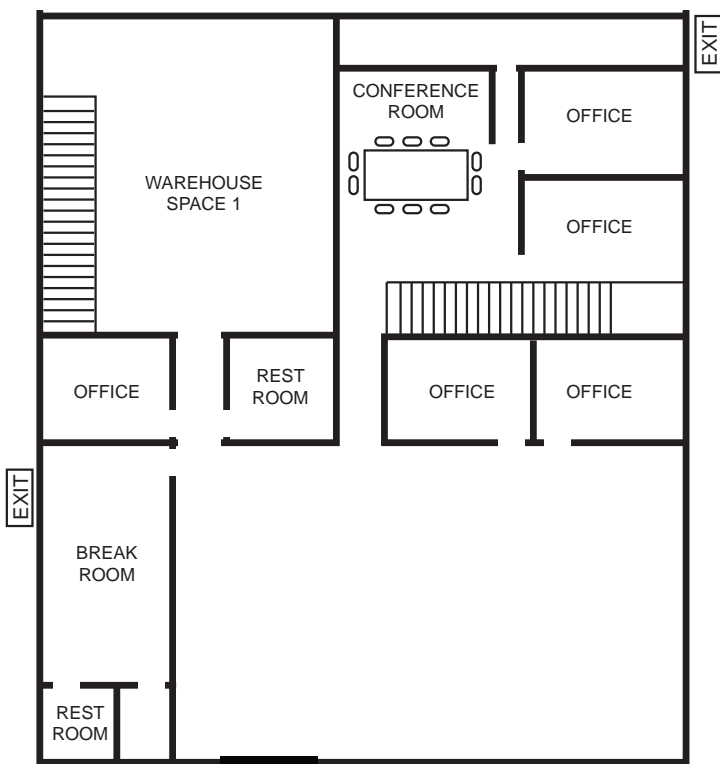
\*NOT TO SCALE

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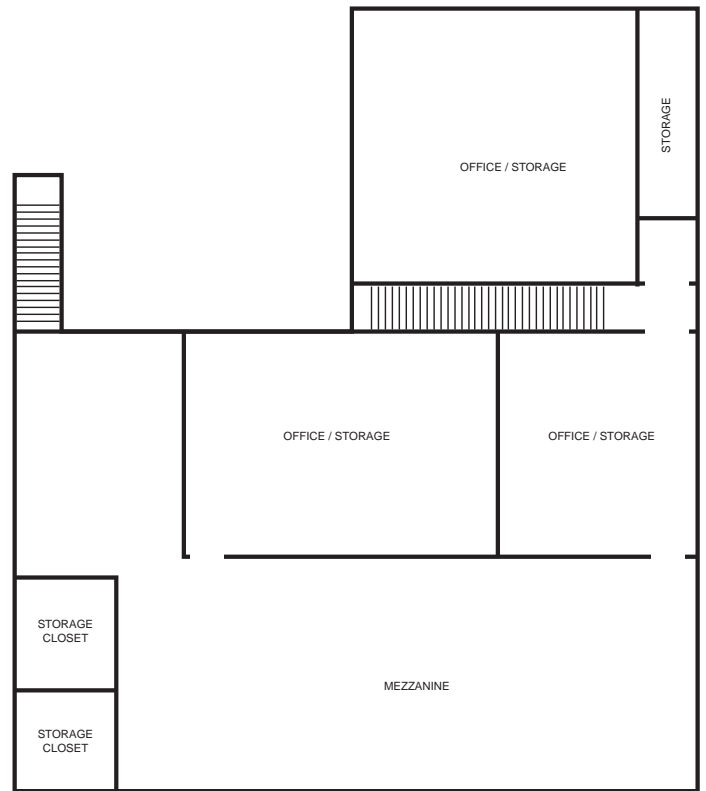


# FLOOR PLAN

## GROUND FLOOR



## SECOND FLOOR

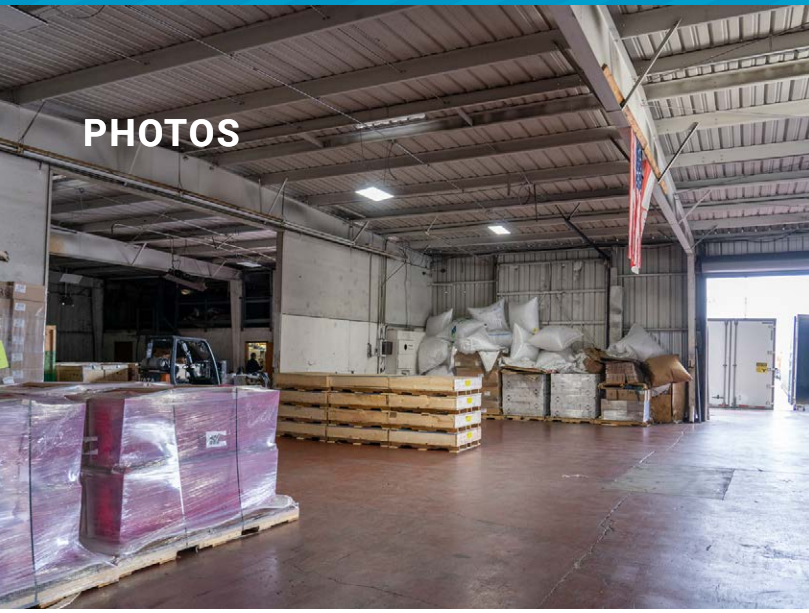


\*NOT TO SCALE

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PHOTOS



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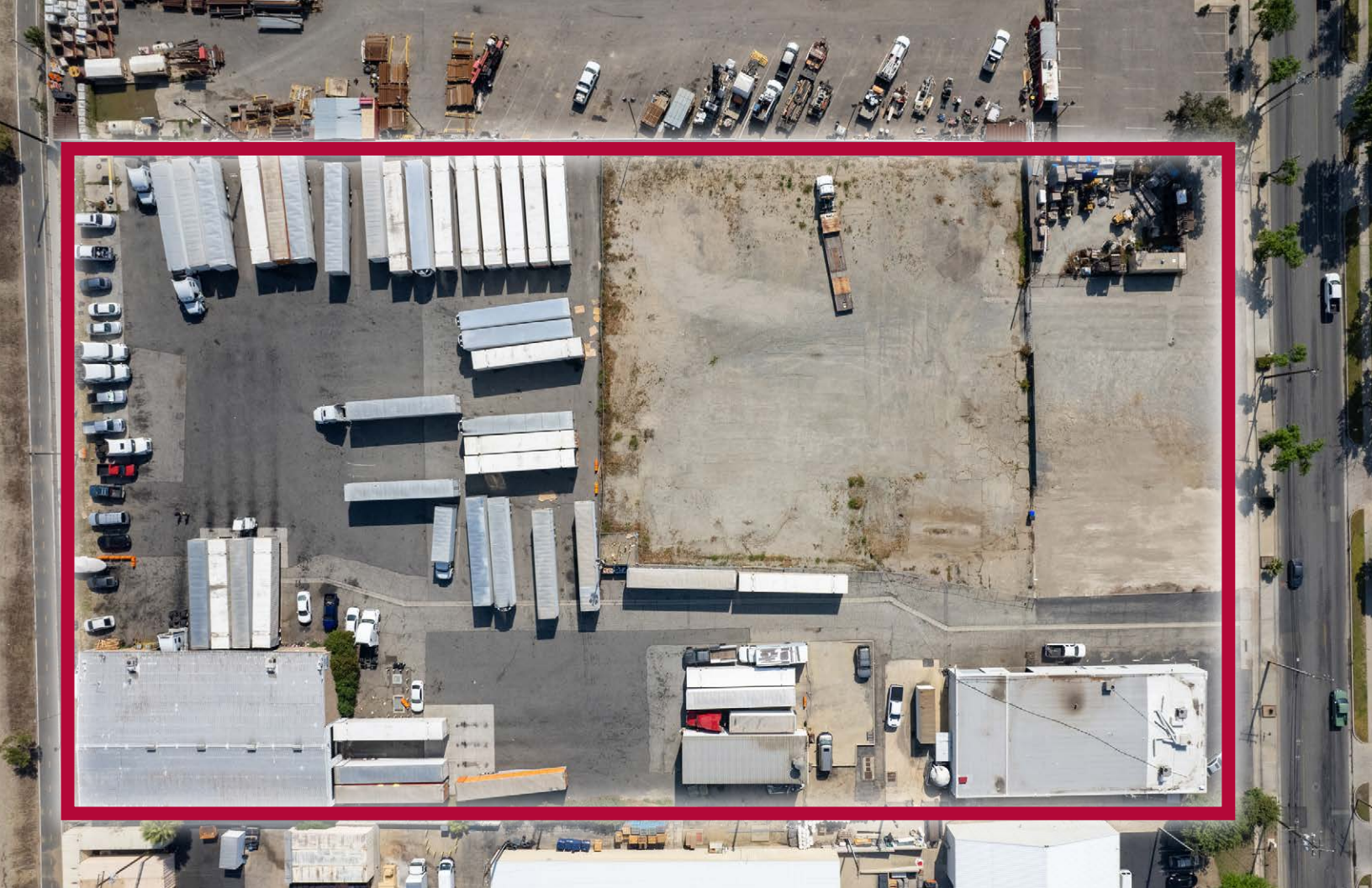
PHOTOS



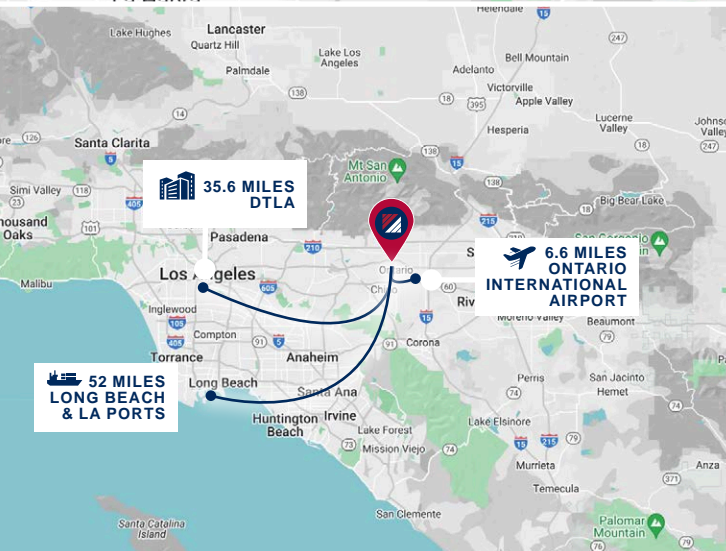
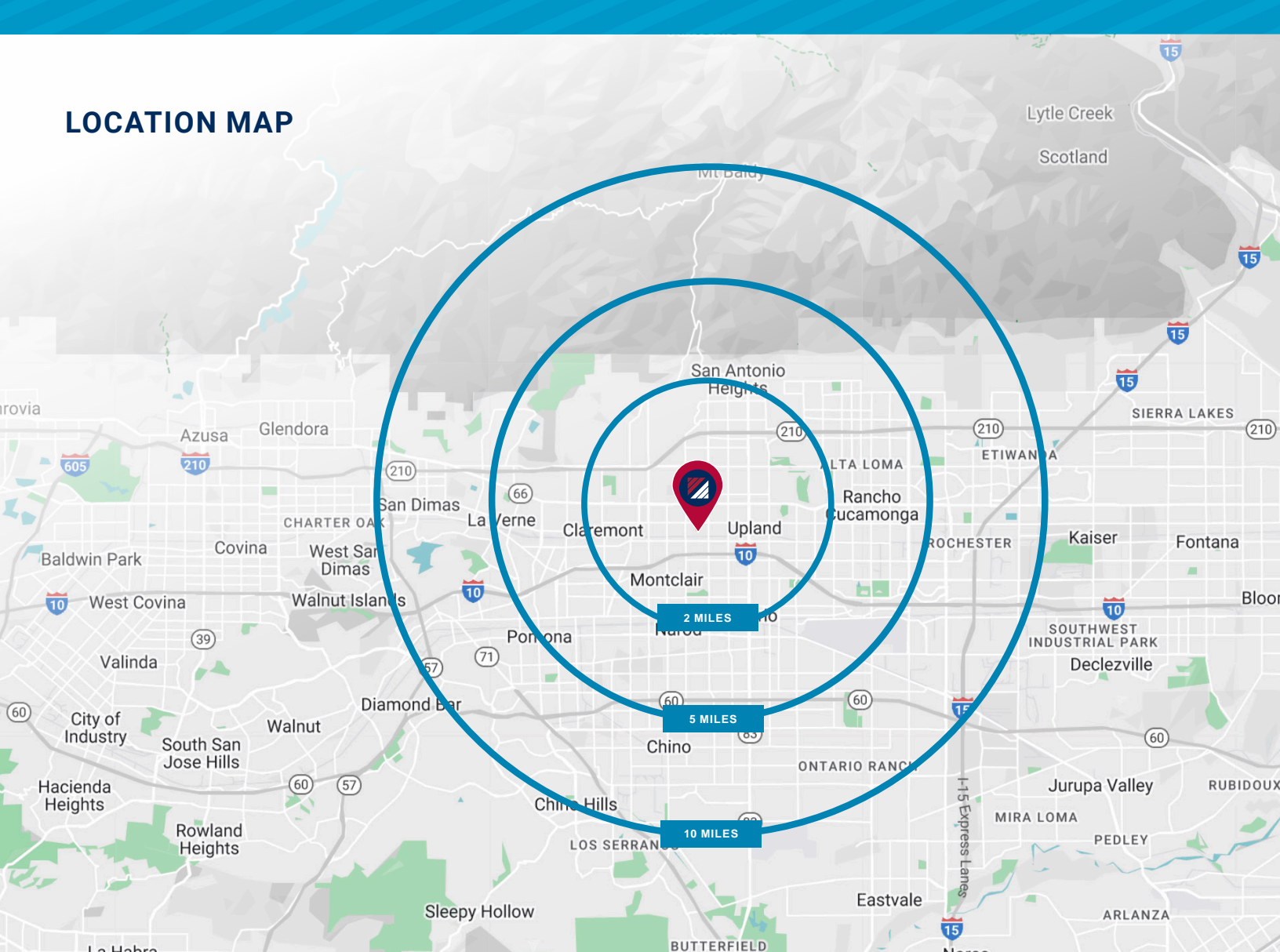
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AERIALS



# LOCATION MAP



DEMOGRAPHICS	2 MI.	5 MI.	10 MI.
2010 Population	70,801	409,367	899,140
2023 Population	76,132	422,424	947,060
2028 Population Projection	76,892	422,103	948,644
Avg Household Income	\$90,701	\$99,411	\$109,228
Median Household Income	\$72,566	\$77,693	\$88,585
Total Specified Consumer Spending (\$)	\$844.2M	\$4.7B	\$11.3B

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# AMENITIES



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