

RARE INDUSTRIAL/FLEX FACILITY

±31,247 SF



FOR SALE

545 COLLEGE COMMERCE WAY

UPLAND | CA 91786

FOR MORE INFORMATION, PLEASE CONTACT:

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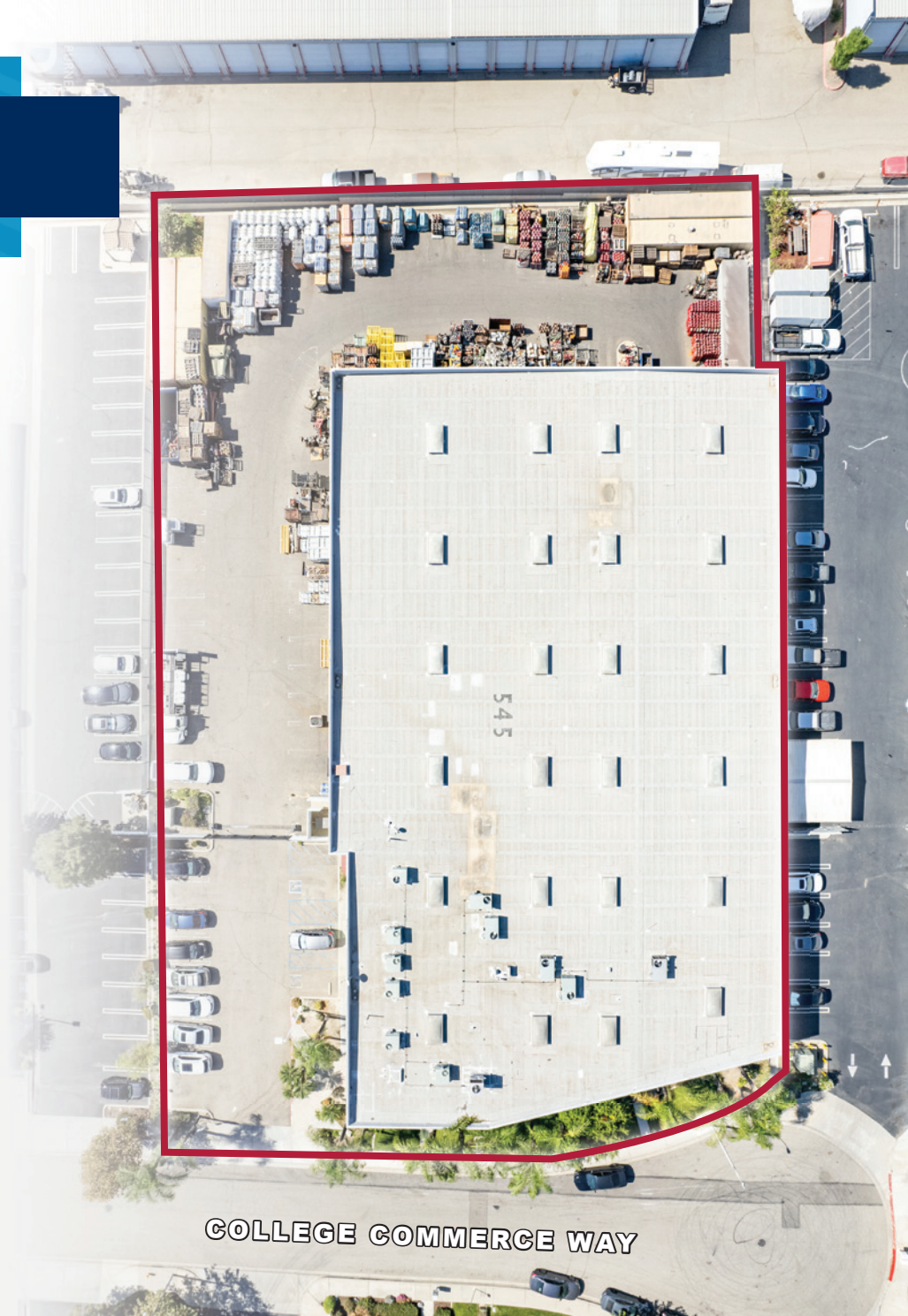
**ADJACENT TO LOS ANGELES
& ORANGE COUNTIES**

DAUM
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS

- ±31,247/SF Quality Concrete Tilt-Up Warehouse on ±1.32 Acres - Built in 2001
- ±11,025/SF of high-image office build out - Split between 1st and 2nd floor
- Fully secured yard with automatic gate
- Zoning: College Commerce Center Specific Plan per the city of Upland – Verify all uses
- Two (2) Ground Level Doors
- Two (2) Covered Dock High Doors
- 24' Clear Height
- 70 On Site Parking Spots
- LED Warehouse Lighting
- 800 AMPS, 277/480 volt power (Distributed and expandable; Verify)
- Sprinklered (.45GPM/3000)
- Training Area/Warehouse Flex-Space
- Abundant local labor pool
- Streamline access to Los Angeles and Orange Counties via 10/210/57 Freeways
- Tours by appointment only – DO NOT DISTURB OCCUPANTS



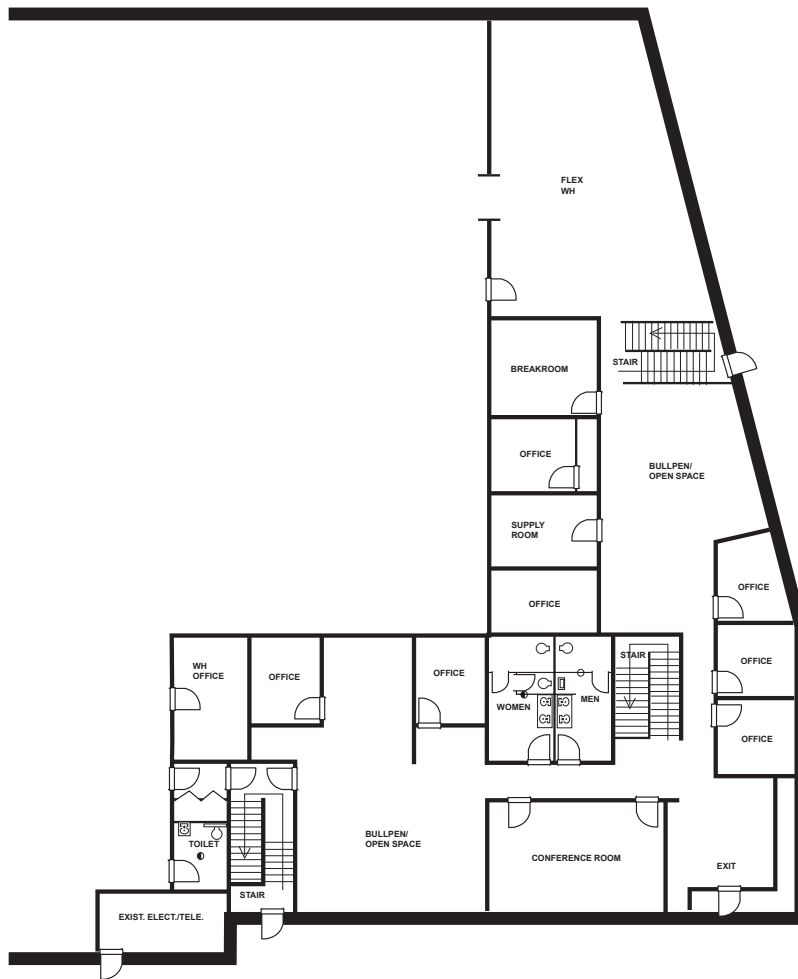
SITE PLAN



Not to Scale*

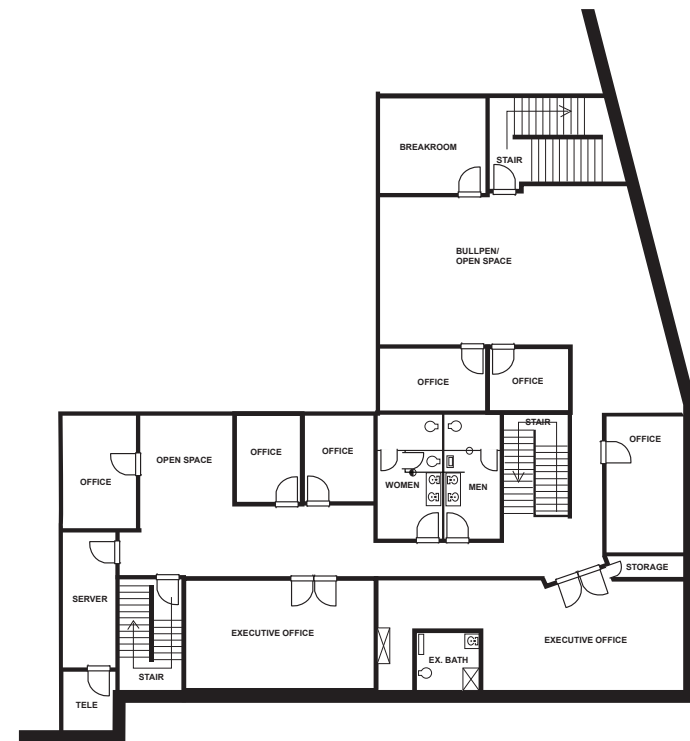
FLOOR PLANS

FIRST FLOOR



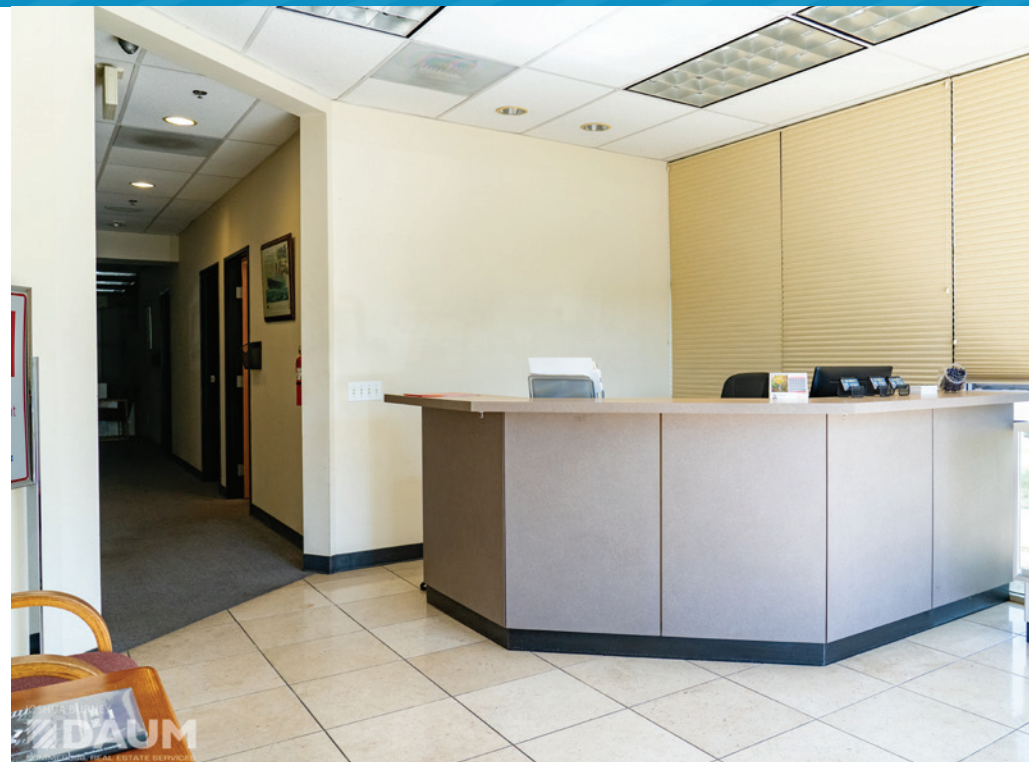
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SECOND FLOOR



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PHOTOS

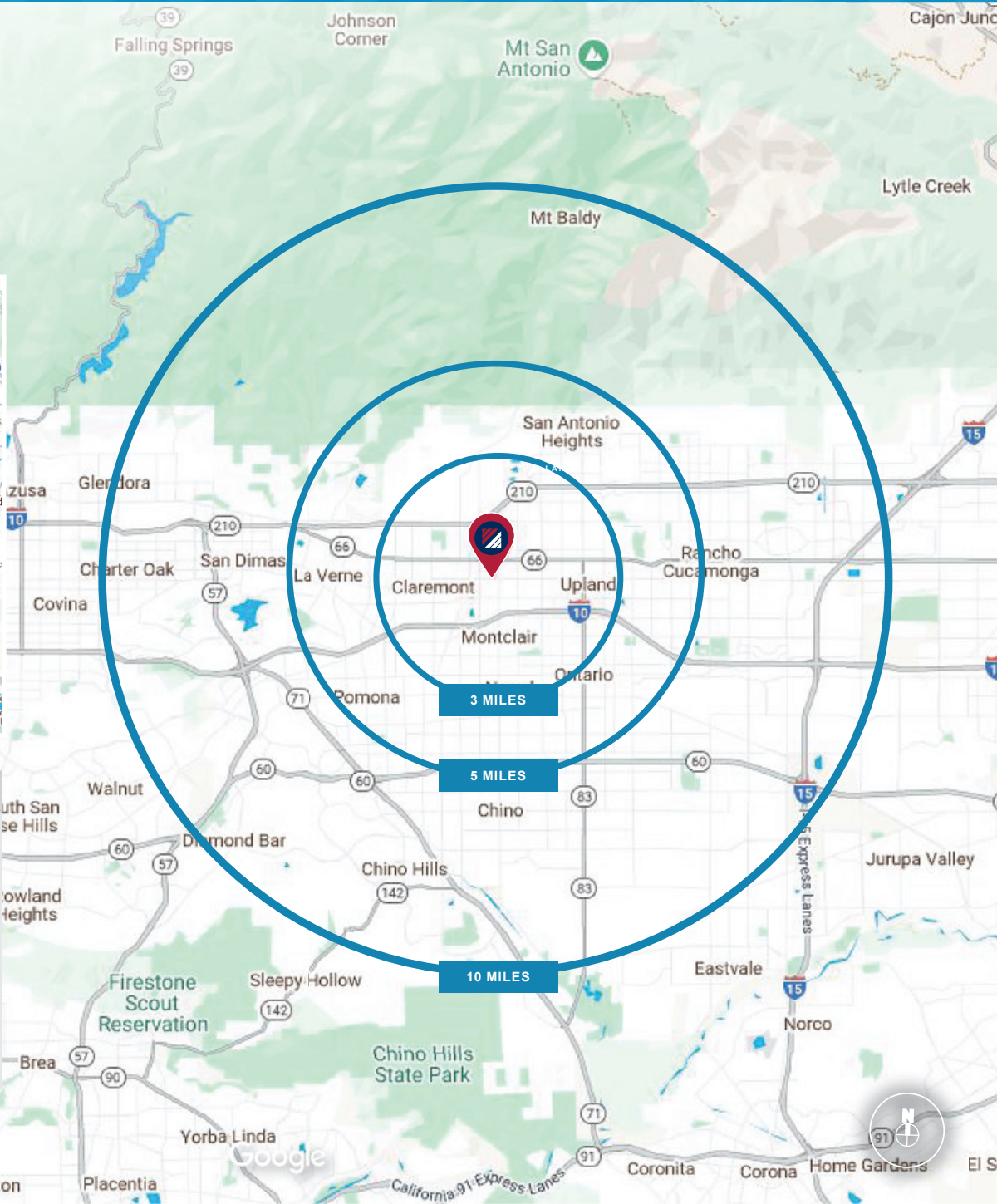
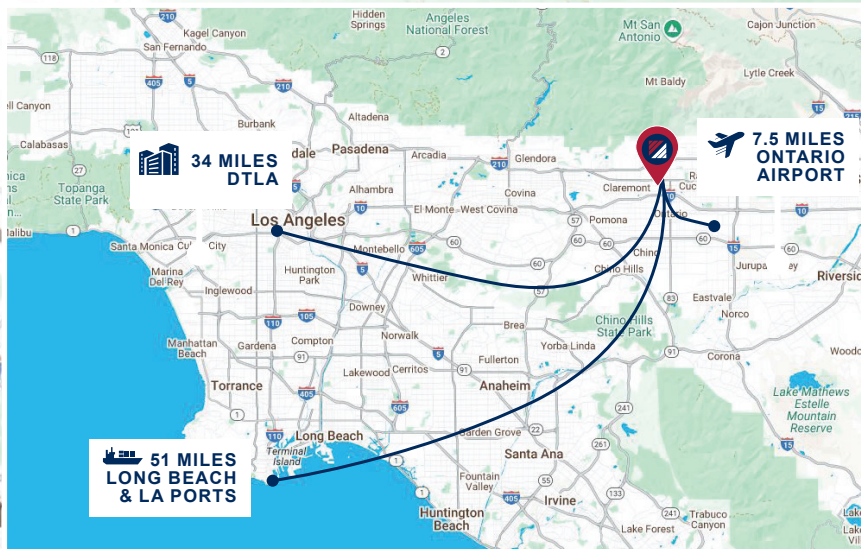


PHOTOS





LOCATION



DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2020 Population	168,185	411,745	950,320
2024 Population	166,603	404,746	937,529
2029 Population Projection	166,751	404,314	936,674
Avg Household Income	\$105,863	\$102,431	\$112,635
Median Household Income	\$83,663	\$81,544	\$91,066
Total Specified Consumer Spending (\$)	\$1.9B	\$4.6B	\$11.6B

AMENITIES

