

±16,667 SF METAL BUILDINGS

LOCATED ON ±1.98 ACRES



FOR LEASE

1297 W 9TH ST.

UPLAND | CA 91786

HIGHLY VERSATILE TURN KEY FACILITY
CONTRACTOR | EQUIPMENT | MANUFACTURING

FOR MORE INFORMATION, PLEASE CONTACT:

JOSH BURNEY | ASSOCIATE
P: 909.912.0015 | M: 909.974.8163
jburney@daumcommercial.com
CADRE #02193758

ERIC BURNEY | E.V.P, SIOR
P: 909.652.9051 | F: 909.652.9071
eburney@daumcommercial.com
CADRE #00697556

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PROPERTY HIGHLIGHTS

- **±16,667/SF Metal Industrial Buildings on ±1.98 Acres**
- **Bldg. A** ±11,167/SF Footprint±11,167/SF Footprint
 - ±3,000/SF 1st floor offices high image office build-out
 - ±3,000/SF 2nd floor offices high image office build-out
- **Bldg. B** ±2,500/SF Metal shop building
- Total ±6,000SF of two (2) story high image office buildout
- Rare freestanding building on large lot (Approx. 70% paved/30% dirt)
- Ideal for contractor, equipment, or manufacturing uses
- Ready for onsite fueling AST (±800/SF Recessed/covered area. Tanks are not included)
- Secured yard with automatic gate
- Three (3) Ground Level Loading doors total
- 25' Clear Height (Verify)
- Sprinklered
- Fiber Optic Internet Service available to site (verify)
- LED lighting in warehouse
- Truck Scale on-site
- 600 Amps 120/240V Power (Verify)
- Wash bay onsite
- Secured/fenced interior warehouse area (can be removed)
- Light Industrial Zoning per the city of Upland (Verify)
- Streamlined access to 10fwy and 210fwy via Mountain Ave
- Available December 1st, 2024
- Tours by appointment – Do not disturb occupants



W 9TH ST.

PHOTOS



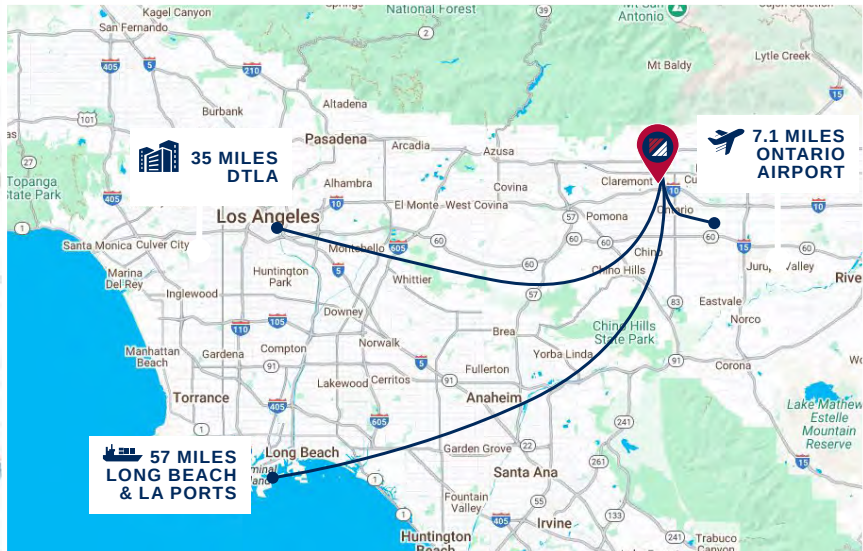
PHOTOS



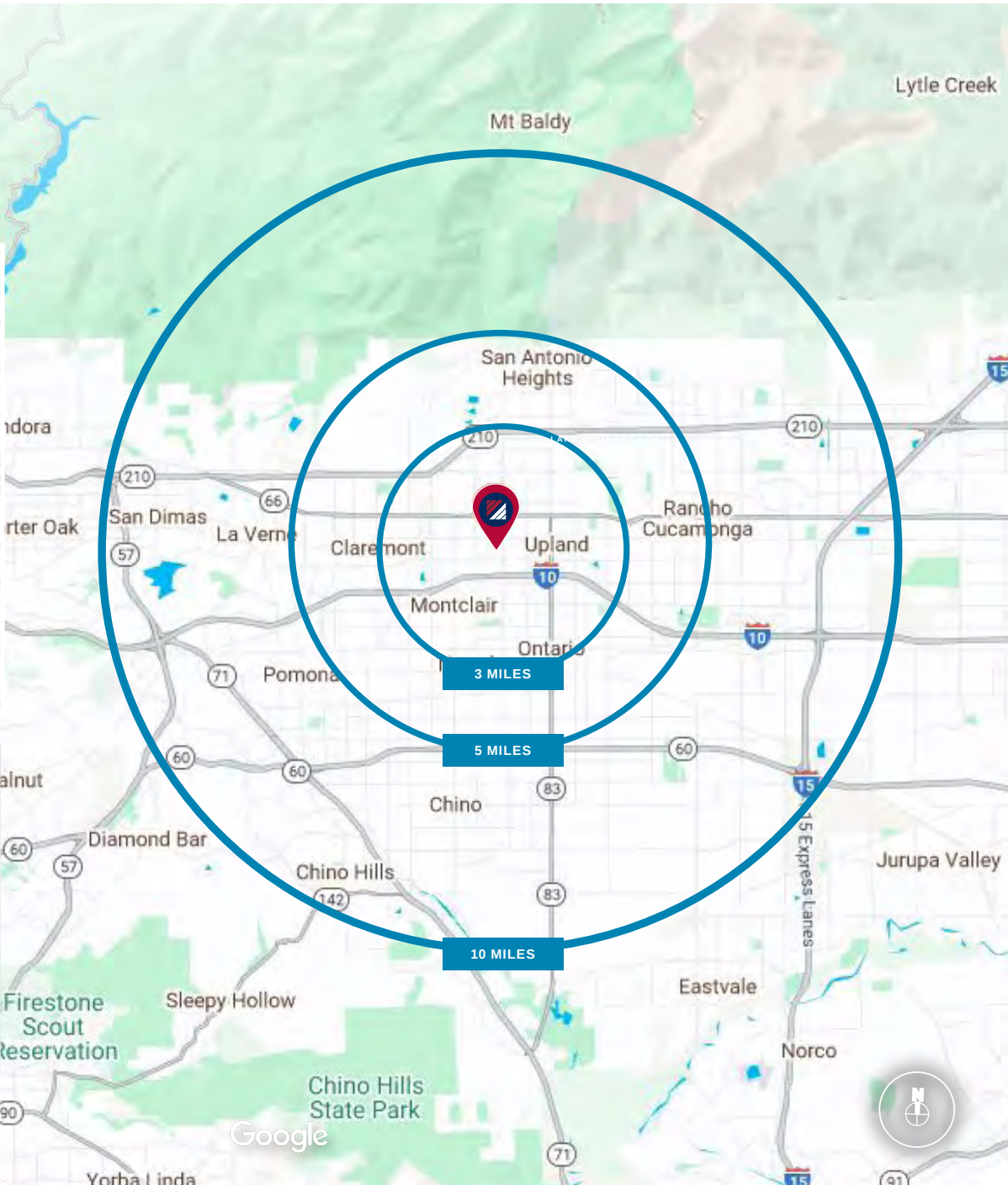
PHOTOS



LOCATION



DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2020 Population	178,242	421,164	948,303
2024 Population	177,585	415,990	942,372
2029 Population Projection	179,465	417,596	945,105
Avg Household Income	\$98,605	\$102,828	\$113,273
Median Household Income	\$79,139	\$82,613	\$91,984
Total Specified Consumer Spending (\$)	\$2B	\$4.8B	\$11.5B



AMENITIES



Google