

# 2070 W. 11TH STREET

UPLAND, CA 91786



*Lease Offering*

**RARE 2024 NEW CONSTRUCTION WAREHOUSE IN UPLAND**



**CHANG  
INVESTMENT  
GROUP**

**STEVE CHANG**

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CA DRE #02028509



# **\$1.70/SF MG + \$0.10/SF CAM**

## **LEASE RATE**

- |                         |                                 |
|-------------------------|---------------------------------|
| <b>SPACE AVAILABLE</b>  | ▪ 8,159 SF                      |
| <b>LEASE TYPE</b>       | ▪ MODIFIED GROSS                |
| <b>LOT SIZE</b>         | ▪ 0.48 AC                       |
| <b>YEAR BUILT</b>       | ▪ 2024                          |
| <b>CONSTRUCTION</b>     | ▪ Reinforced Concrete           |
| <b>SPRINKLER SYSTEM</b> | ▪ ESFR                          |
| <b>POWER SUPPLY</b>     | ▪ Amps: 400 Volts: 277 Phase: 3 |
| <b>ZONING</b>           | ▪ LI - Light Industrial         |

Rare 2024 new construction high-image warehouse in Upland! Never been used! Located in anew 5-building business park, well-located with other newer industrial buildings nearby Foothill Blvd and Central Ave. Possible signage facing 11th Street. The warehouse features: ±1,000 SF of office, large private fenced yard, (1) oversized 12' x 16' ground level door, 400 amps/277-480v 3phase power, ESFR fire sprinklers, (24) parking spaces. \$0.10/SF CAM fees.

# UPLAND

CALIFORNIA

Known as The City of Gracious Living, the City of Upland has ample opportunities to encourage business expansion. Its present strength as the up-and-coming retail hub of the Inland Empire is attracting new retailers and businesses from all sectors of the economy. Due to Upland's central location in Southern California and the City's innovative business assistance programs, the City fosters an economic climate that are both appealing and attracting to restaurants, retail, professional services, light industrial and manufacturing companies; everything from small start-ups to Fortune 500 companies.

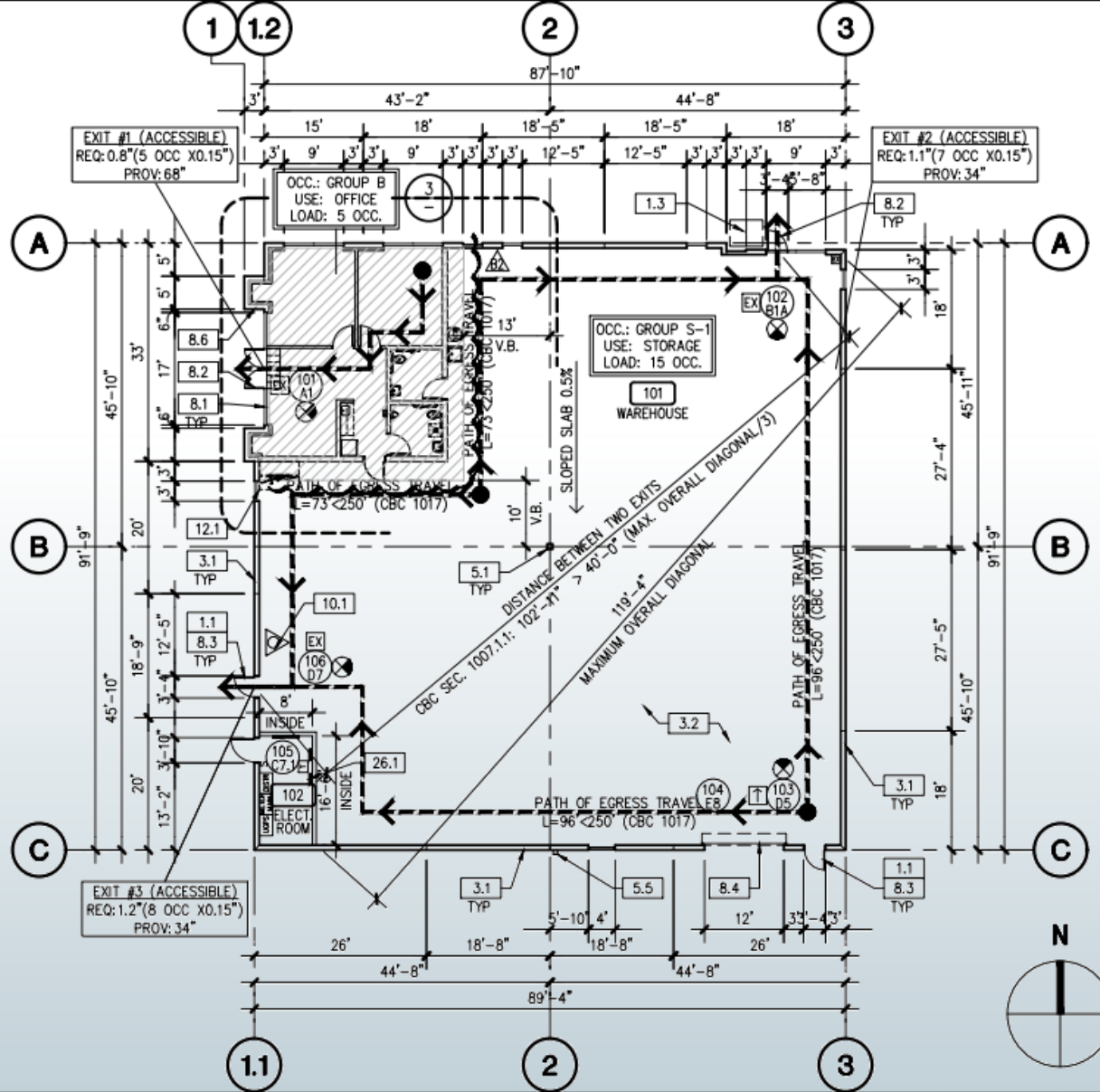




## AMENITIES PACKAGE

- Rare 2024 New Construction (Never Been Used)
- High-Image Warehouse and Office
- Well-Located Nearby Foothill Blvd & Central Ave
- Located in a New 5-Building Business Park
- Large Private Fenced Yard
- ±1,000 SF of Office
- 22' Clear Height
- Oversized 12' x 16' Ground Level Door
- 400 Amps/277-480v 3 Phase Power
- ESFR Fire Sprinklers
- (24) Parking Spaces





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## STEVE CHANG

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WAREHOUSE IN UPLAND**

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