

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

**AVAILABLE FOR LEASE**

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

ARTIST RENDERING

FOR MORE INFORMATION, CONTACT:

**ERIC BURNEY, SIOR**  
EXECUTIVE VICE PRESIDENT  
P: 909.652.9051  
E: [Eric.Burney@daumcommercial.com](mailto:Eric.Burney@daumcommercial.com)  
CA DRE #00697556

**JOSH BURNEY**  
ASSOCIATE  
P: 909.912.0015 | M: 909.974.8163  
E: [jburney@daumcommercial.com](mailto:jburney@daumcommercial.com)  
CA DRE # 02193758

Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All Maps provided courtesy of Google Maps, Bing Maps, and Google Earth. D/AQ Corp. # 01129558

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# PROPERTY HIGHLIGHTS



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



Recent Due Diligence Reports,  
Including Phase 2



**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

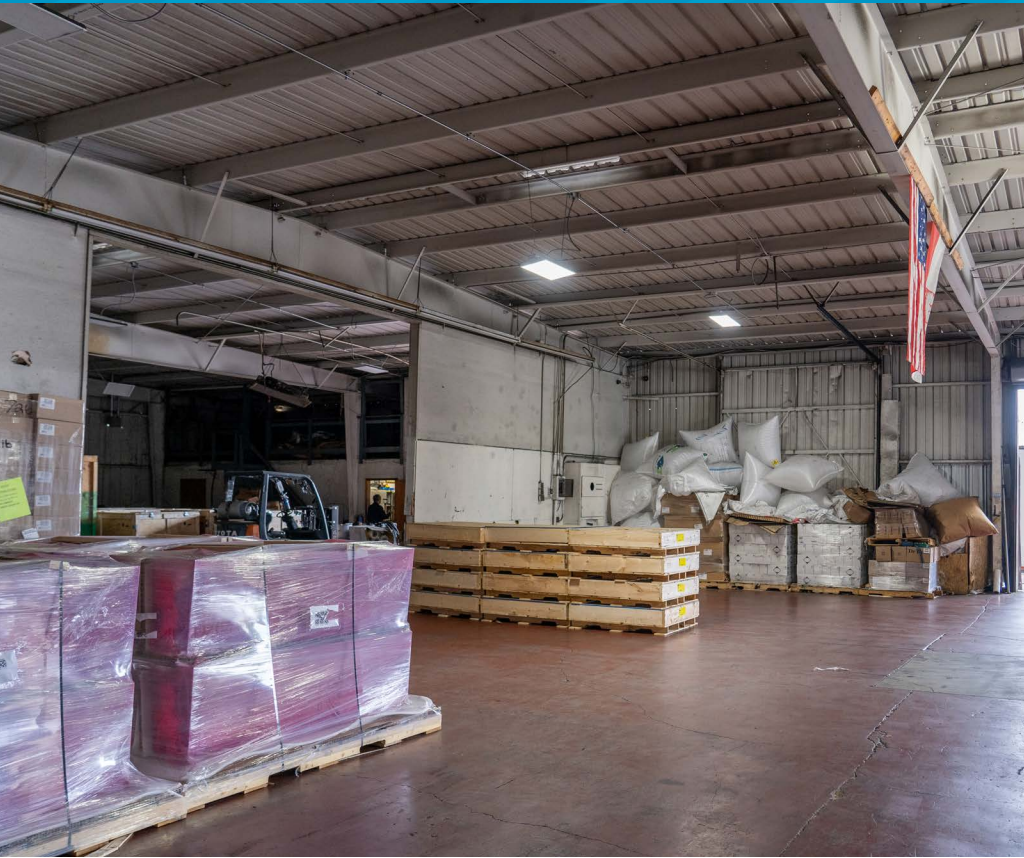


Five (5) Dock High Doors and  
Three (3) Ground Level Doors

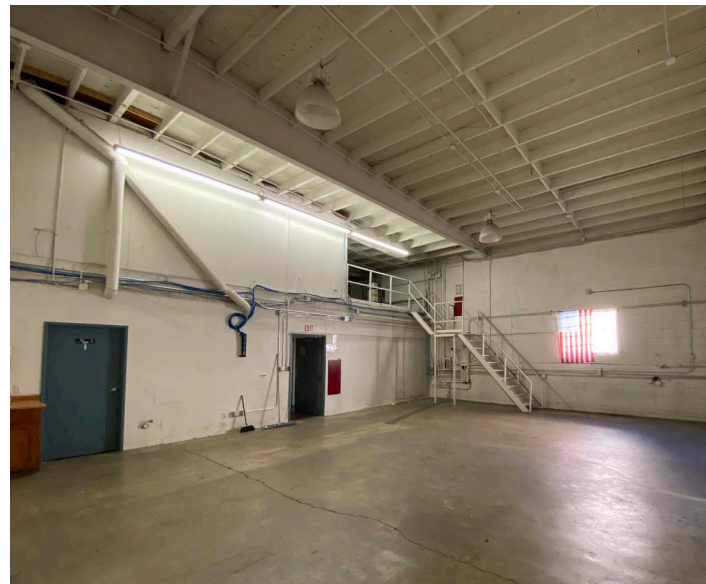
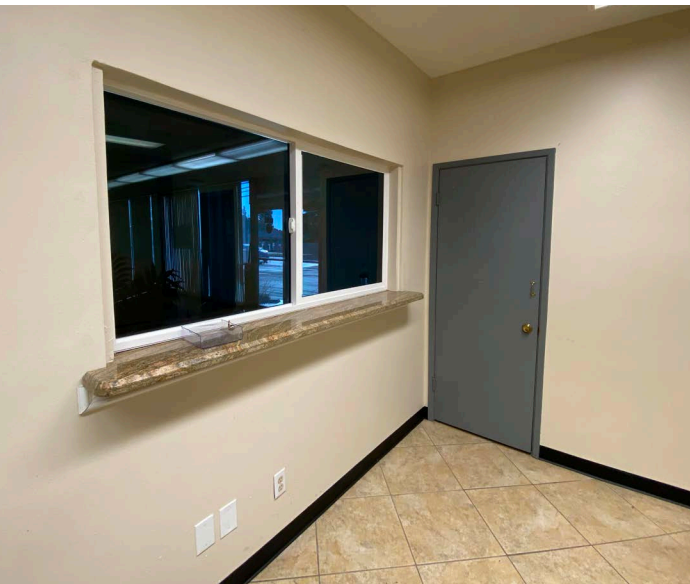


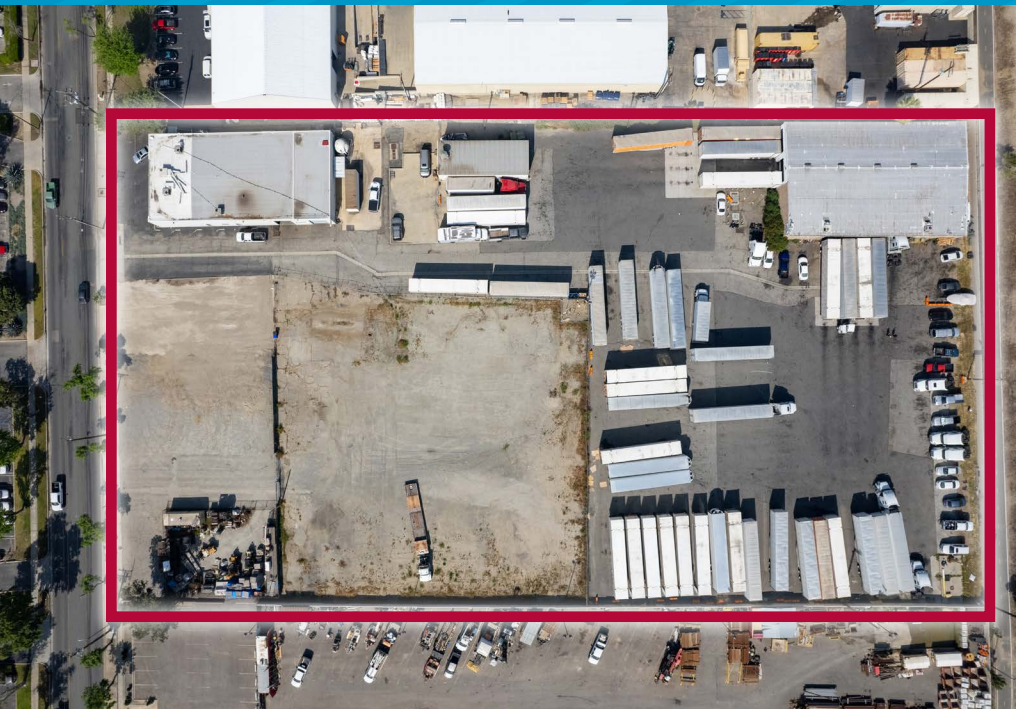
**9%**  
Site Coverage

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		
SPRINKLER	NO	NO
CLEAR HEIGHT	14'	16'
POWER	240V, 3 Phase	240V, 3 Phase



PHOTOS



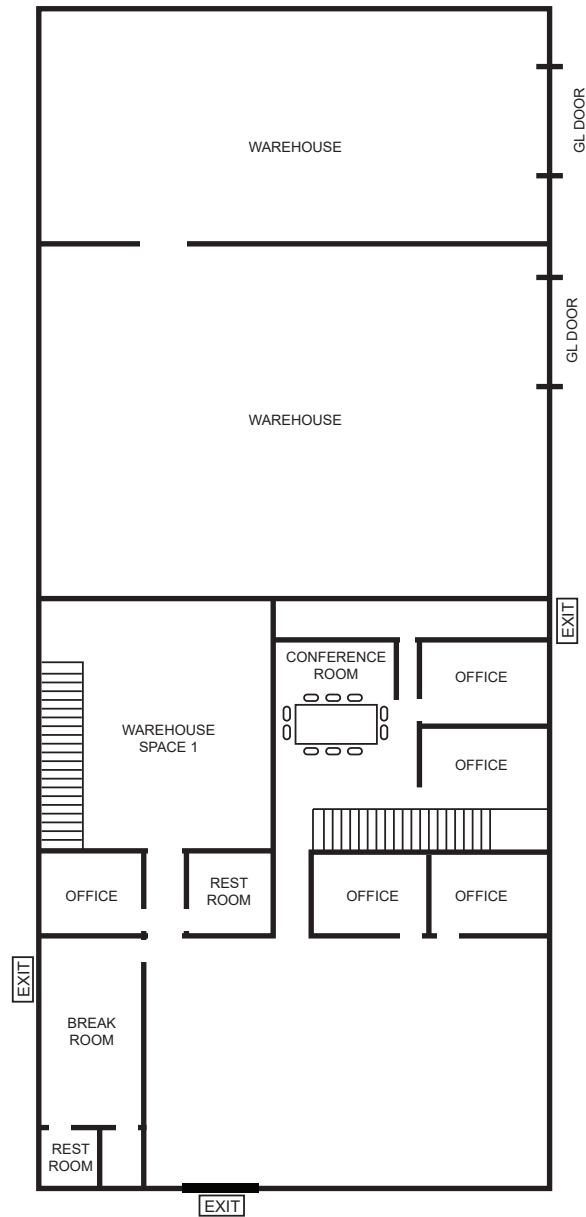


PHOTOS

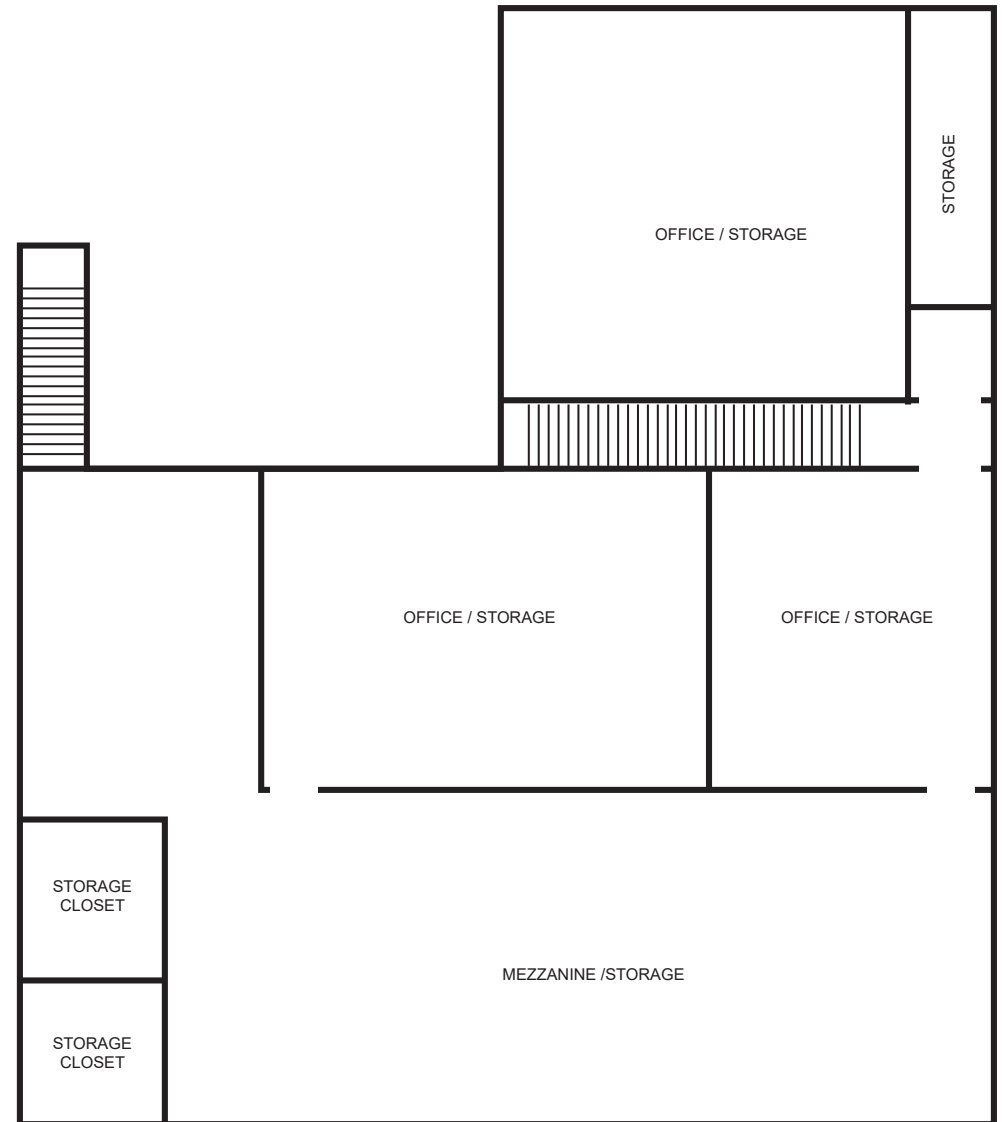


# BUILDING B FLOOR PLANS

## GROUND FLOOR

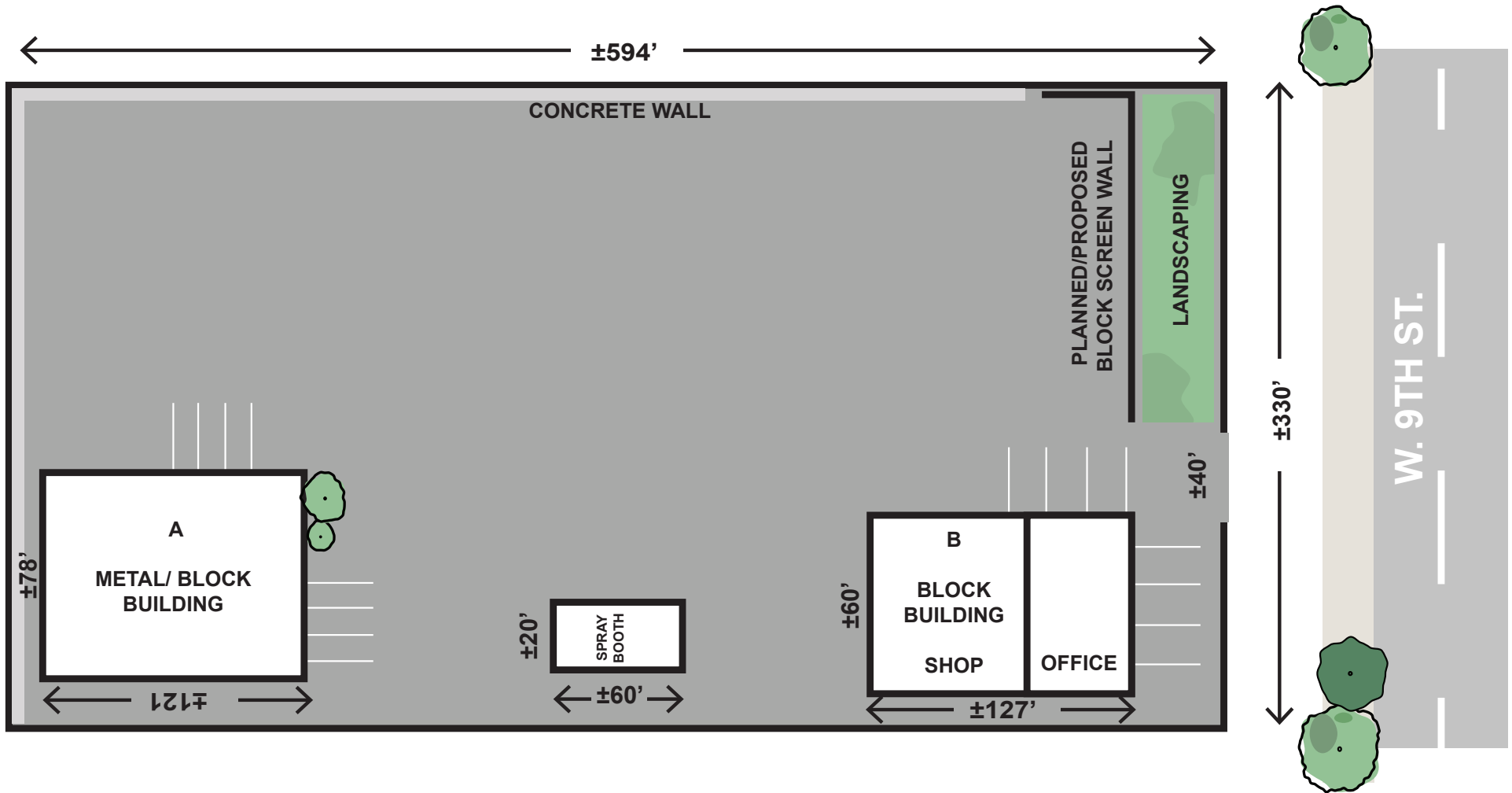


## SECOND FLOOR



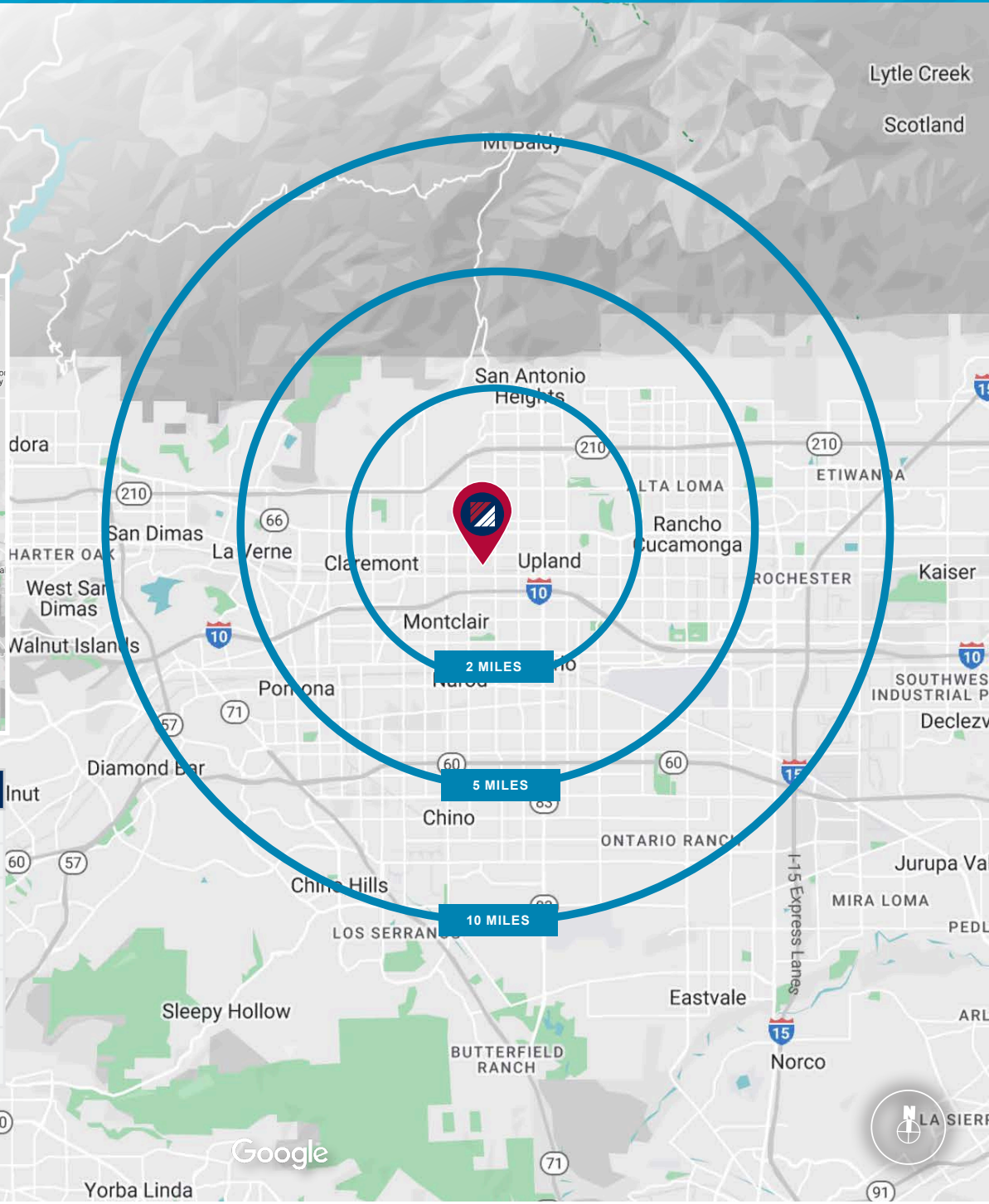
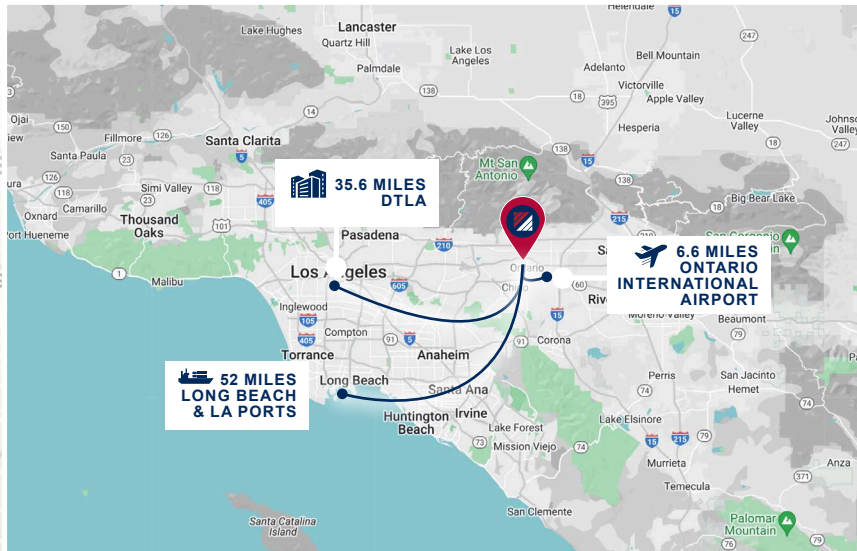
\*ALL MEASUREMENTS ARE APPROXIMATE AND ARE NOT TO SCALE. MEASUREMENTS ARE INTERIOR MEASUREMENTS, FLOOR PLAN DOES NOT SHOW ALL IMPROVEMENTS.

# SITE PLAN



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

# 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



# AMENITIES MAP

