

INVESTMENT OR OWNER/USER OPPORTUNITY

±2,189 RSF SMALL INDUSTRIAL CONDOMINIUM AVAILABLE

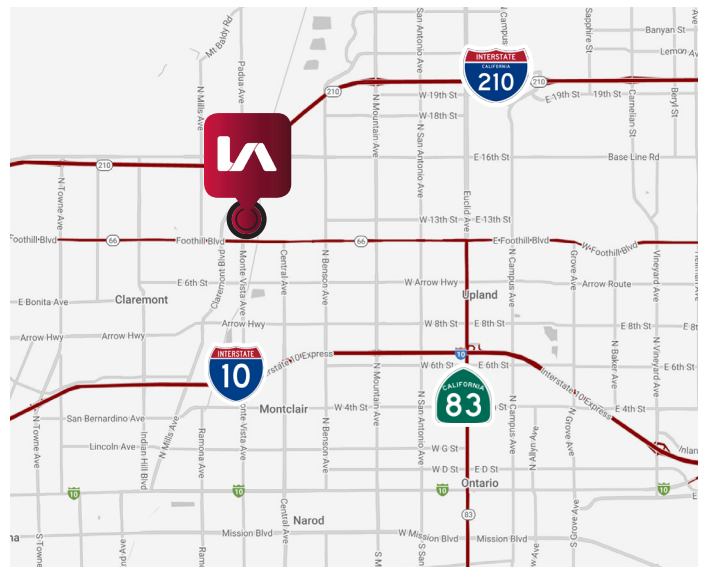


1842 W. 11th Street, Unit D | Upland, CA

PROPERTY HIGHLIGHTS

- Excellent Investment or Owner/User Opportunity
- Existing In Place Income
- Value Add Opportunity
- Below Market Lease Rates In Place
- Offered Well Below Comparable Sales
- **Asking Price: \$683,000**

LOCATION MAP



GREG MARTIN

D (909) 373-2904

gmartin@lee-assoc.com

DRE #01001749

LEE & ASSOCIATES - ONTARIO

3535 Inland Empire Boulevard

Ontario, CA 91764

(909) 989-7771

Corporate ID: 00976995

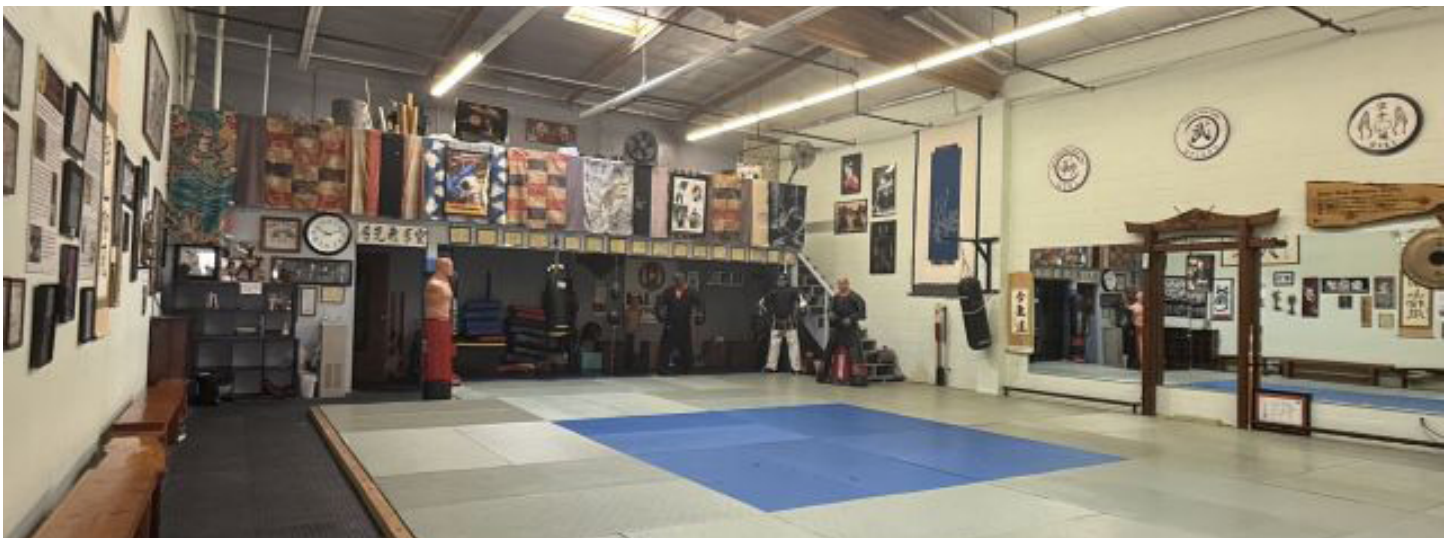
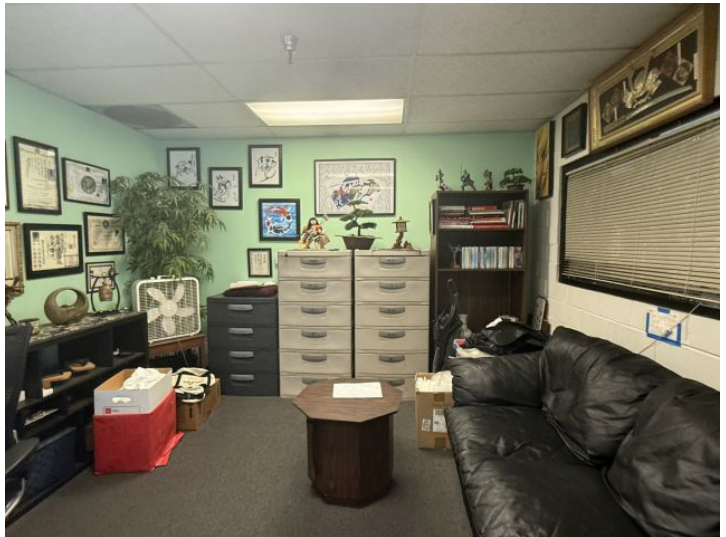
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SIZE	±2,189 RSF
CURRENT LEASE TERM	12/1/19 thru 2/28/27
TENANT	Ty Aponte
BASE RENT RATE	\$2,652/mo. (\$1.21 PSF/mo.)
LEASE TYPE	Gross
ANNUAL INCREASE	None
ASSOCIATION FEE (CONFIRM)	\$545.70/mo.



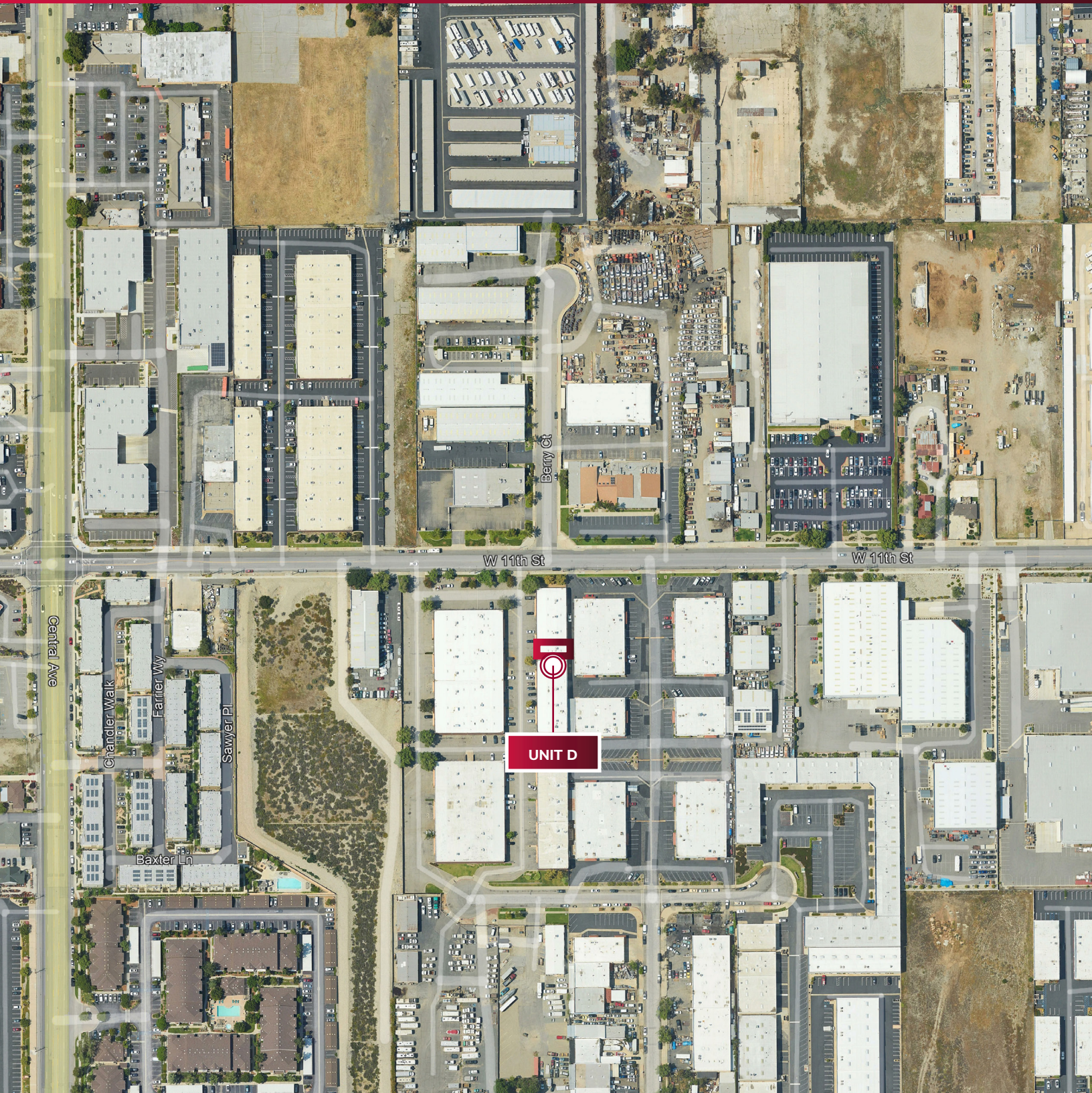
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