

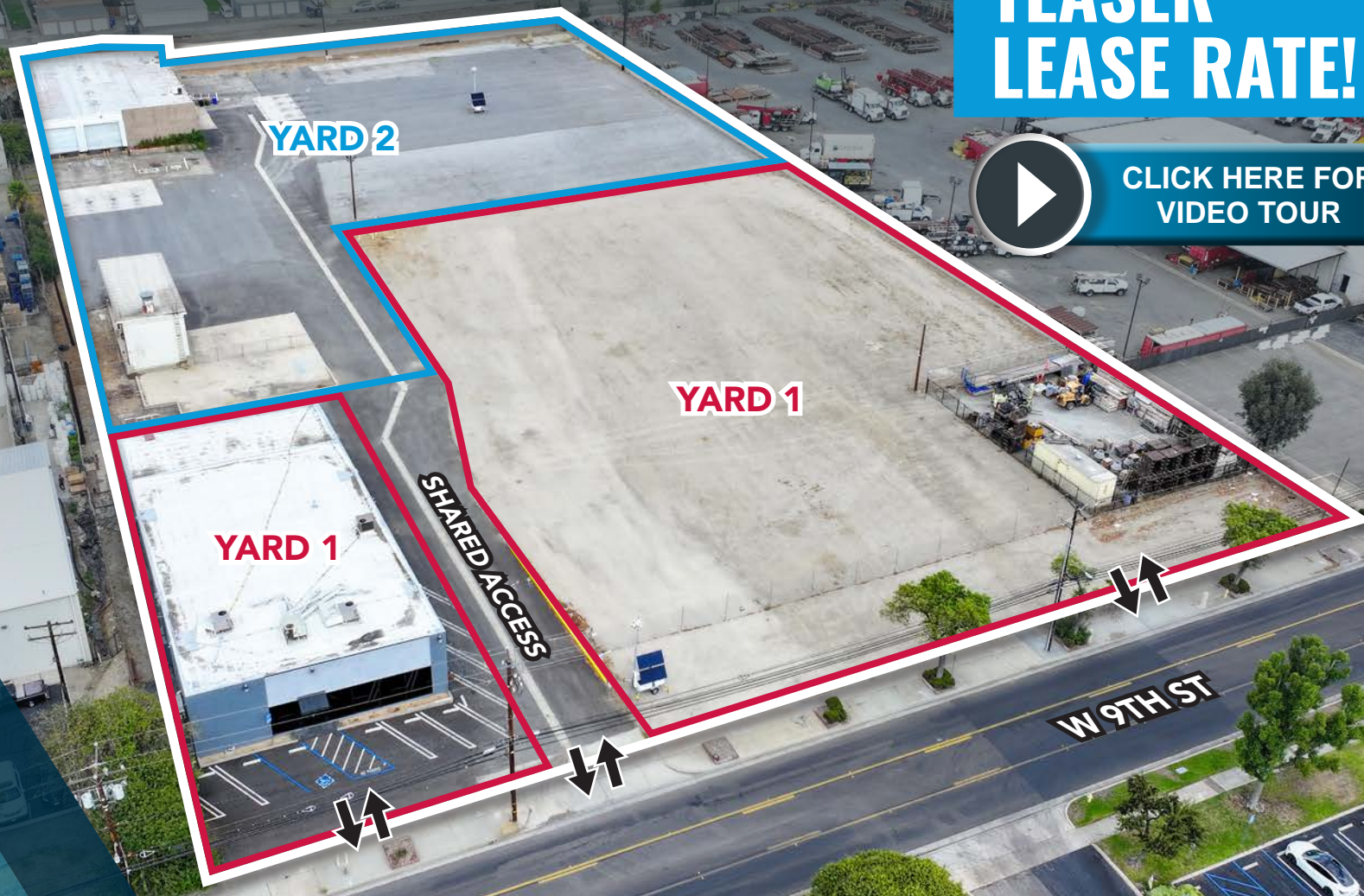
FOR LEASE

1369-1379 W. 9TH ST | UPLAND, CA
±8,600-18,100 SF ON ±2.0-4.5 AC OF LAND

**\$0.35 NNN
TEASER
LEASE RATE!**



**CLICK HERE FOR
VIDEO TOUR**



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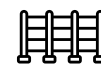
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±8,600-18,100 SF ON ±2.0-4.5 AC OF LAND



Two Buildings:
±8,600 SF - ±18,100 SF



Fully Fenced Yard with Concrete
Block Wall & Chain Link



±2.0 - ±4.5 Acres of Land



IL - Light Industrial Zoning



5 Dock High Doors
3 Ground Level Doors



1G Fiber Spectrum Internet

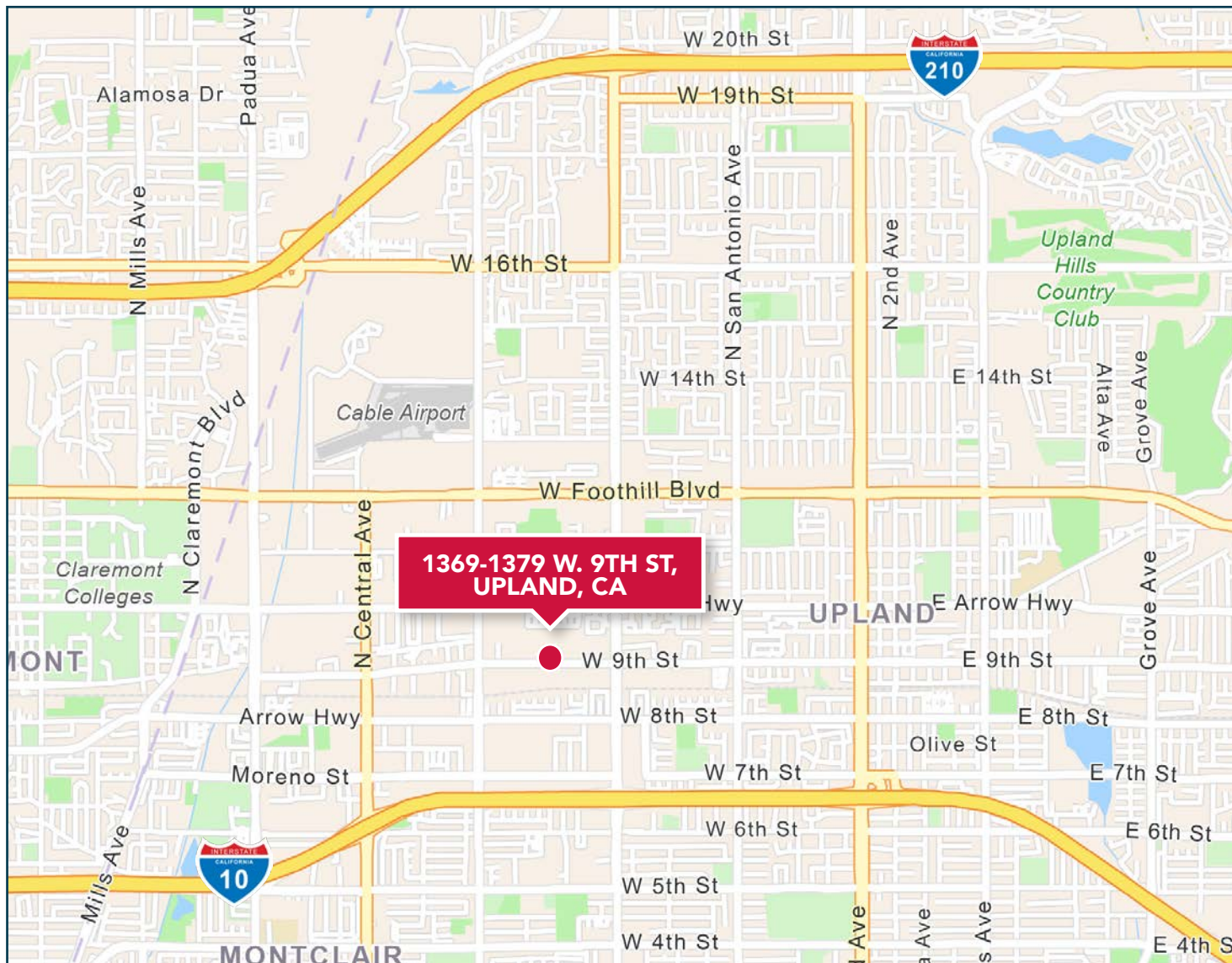


ADDRESS	1369 W 9TH	1379 W 9TH	1369 & 1379 W 9TH
BUILDING SF	±8,600	±9,500	±18,100
OFFICE SF	±4,000	±500	±4,500
ACRES	±2	±2.5	±4.5
YARD	Gravel	Paved	Gravel & Paved
DH/GL DOORS	0/2	5/1	5/3
CLEAR HEIGHT	14'	16'	14'-16'
POWER (VERIFY)	240V, 3 Phase	240V, 3 Phase	240V, 3 Phase

FOR LEASE

1369-1379 W. 9TH ST | UPLAND, CA

±8,600-18,100 SF ON ±2.0-4.5 AC OF LAND



±0.9 Miles
10 FWY Entrance



±3.0 Miles
210 FWY Entrance



±5.9 Miles
Ontario Intl Airport



±50.8 Miles
LAX Airport



±50.4 Miles
Port of Long Beach



±52.2 Miles
Port of Los Angeles



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