

147 N 10TH AVE

Upland, CA 91786



## PROPERTY DESCRIPTION

Discover the perfect space for your business at 147 N 10th Ave in Upland, CA. This prime industrial contractor yard features approx. 1,200 sq. ft. of office space which includes a reception area, kitchen, one bathroom, and five (5) private offices. The shared yard area totals approx. 18,000 sq. ft. Perfect for a small contractor. Contact the listing agent today to schedule a site visit.

## PROPERTY HIGHLIGHTS

- Fully Fenced and Secured Lot
- Prime Location in the City of Upland
- Ready for Occupancy

## LOCATION DESCRIPTION

Nestled in the City of Upland, CA, this strategic location is just north of the 10 Freeway. Situated East of Campus Ave & West of Grove just south of 9th Street. . Just minutes from major highways and transportation routes, the area provides seamless connectivity for efficient operations. With a range of dining options and local amenities, including Upland's historic downtown district, the area fosters a convenient and welcoming environment for employees and visitors. Seize the opportunity to be part of a dynamic, forward-facing community in Upland.

## OFFERING SUMMARY

Lease Rate:	\$5,500.00 per month (MG)
Available SF:	18,000 SF
Building Size:	1,200 SF

TONY M. GUGLIELMO, CCIM

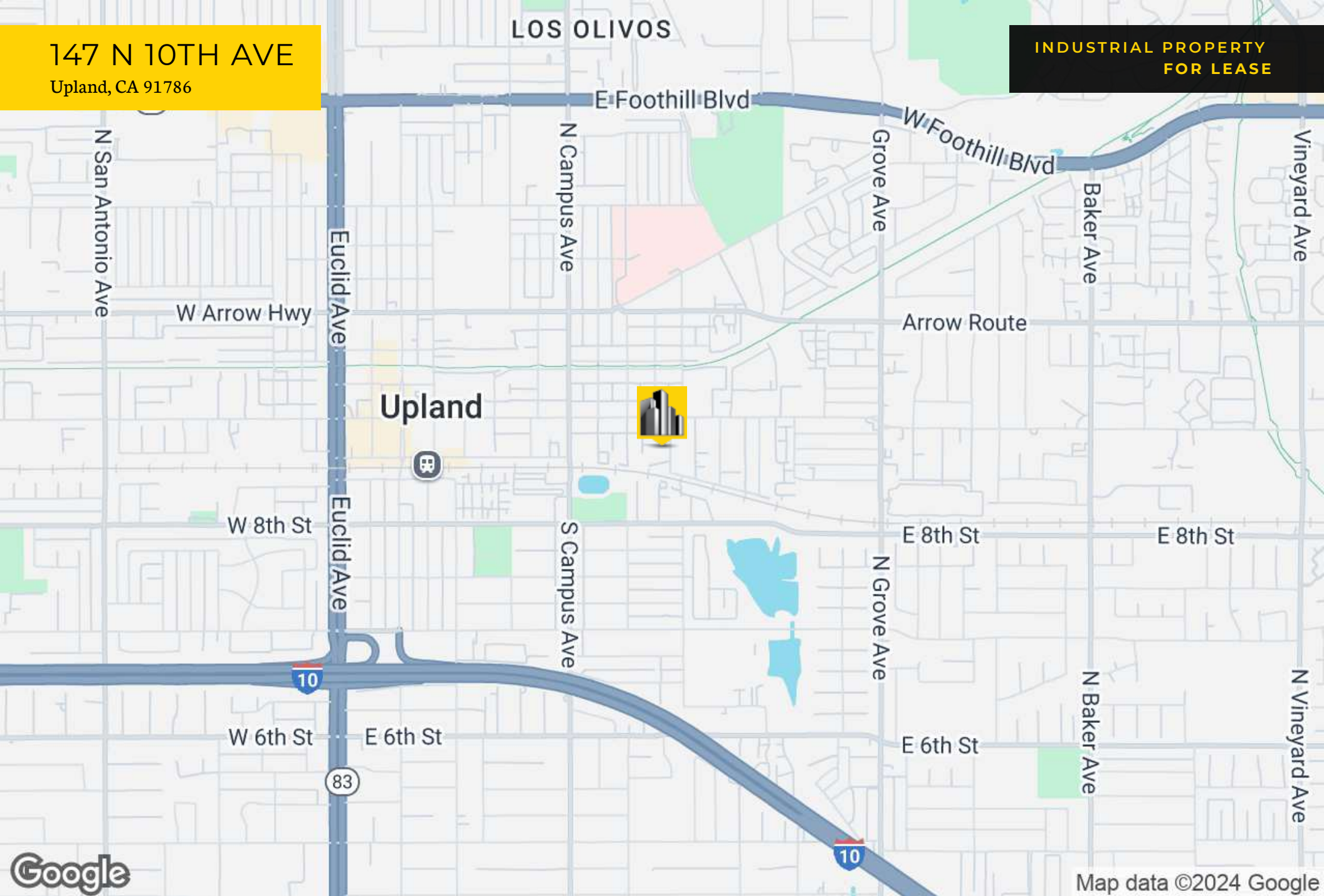
Broker/Owner  
909.786.4302 • tony@alliedcre.com



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MUST BE KEPT OPEN FOR DRIVE ACCESS

-  - Lessee's Exclusive Use AREA
-  - SHARED ACCESS & DRIVEWAY & PARKING
-  - Lessor's Exclusive Use AREA

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