

# COMMERCIAL LEASE OPPORTUNITY

RIGHT SPACE | RIGHT PLACE



## Eleventh Street Business Park

1935-1939 W. 11<sup>th</sup> St., Upland, CA 91786

PRESENTED BY  
**Warren Tsang**

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**Max Tsang**

Associate  
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DRE #02244101

**MGR**  
Real Estate

Small Industrial Warehouses 1,673 - 4,400 RSF available for LEASE.

Features:

- Move-in ready warehouse with small office area and restroom.
- Power: 100a-200a/208-240v 3 phase power (to be verified)
- Ground-level OH Doors in the front
- 14'-16' ceiling ht.
- Central HVAC in the office area.
- Located on 11<sup>th</sup> Street between Central Ave and Benson
- Easy accessibility to the I-10, I-210, Foothill Blvd. (Route 66)

Commercial | Residential | Property Management

3800 E. Concourse St., Ste. 350 Ontario, CA 91764 PH: 909.981.4466  
ONTARIO 909-981-4466 VICTORVILLE 760-955-7888 CARLSBAD 760-683-8102

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BRE ID# 01841921

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## 1935-1939 W. Eleventh St., Upland, CA 91730 Warehouse for Lease

1935-1939 W. Eleventh St., Upland, CA 91730

Suite #	Rentable Sq. Ft.	Description
1939-A	2,213	1 Reception, 1 Office, 1 Restroom, and a warehouse with 1 GL roll up door. AC unit for office and warehouse area. Power: 100a/120-208v 3phase (tenant to verify). 16''-18' ceiling height
1939-B	2,213	1 Reception, 4 Office, 2 Restrooms, 1,340sf Mezzanine (\$850), and a warehouse with 1 GL roll up door. AC unit for office and warehouse area. Power: 100a/120-208v 3phase (tenant to verify). 16''-18' ceiling height
1939-F	1,673	1 Reception Area, 1 Office, 1 Restroom, 500sf Mezzanine (\$150), and a warehouse with 2 GL roll up door. AC unit for office area. Power: 100a/120-208v 3phase (tenant to verify). 16''-18' ceiling height
1935-A/B	4,400	1 Reception Area, 2 Office, 2 Restrooms, a warehouse with 1 GL roll up door. AC unit for office area. Power: 200a/120-208v 3phase (tenant to verify). 16''-18' ceiling height



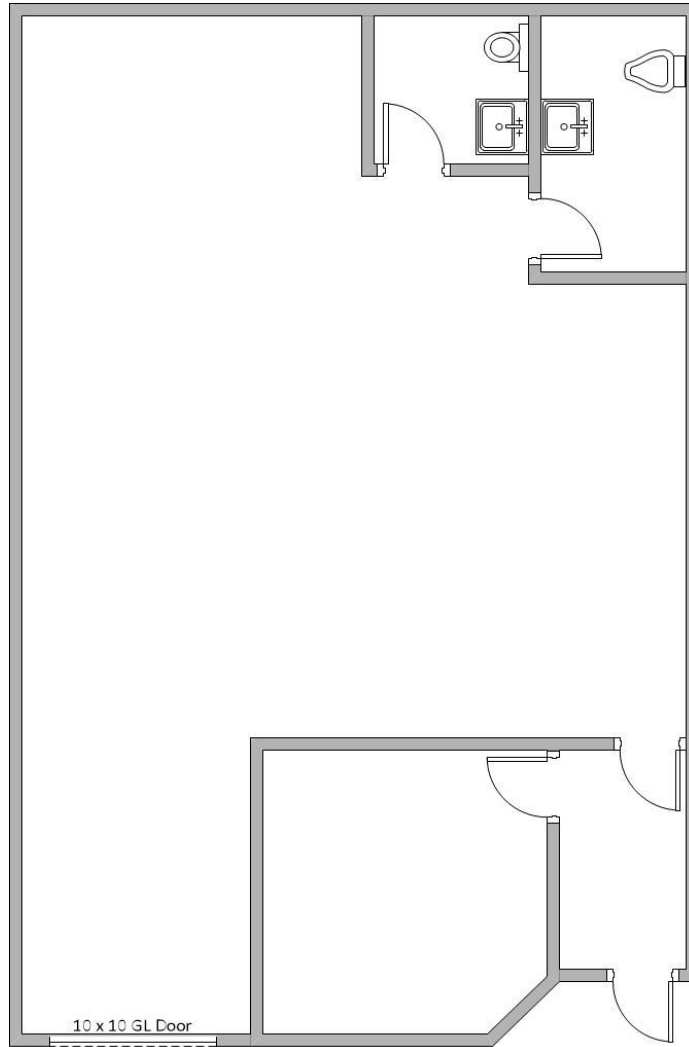
**For more information, contact:**

<b>Michelle Tsang</b> Senior Associate   DRE #01992330 <b>Mobile: (951) 283-8868</b>	<b>Warren Tsang</b> Senior Associate   DRE. #01993434 <b>Mobile: (951) 283-1888</b>	<b>Maximilian Tsang</b> Associate   DRE #02244101 <b>Mobile: (909) 539-5055</b>
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**1939 W. Eleventh St., Upland, CA 91730**  
**Warehouse for Lease Suite A**  
**2,213 RSF**  
**(Not to scale)**



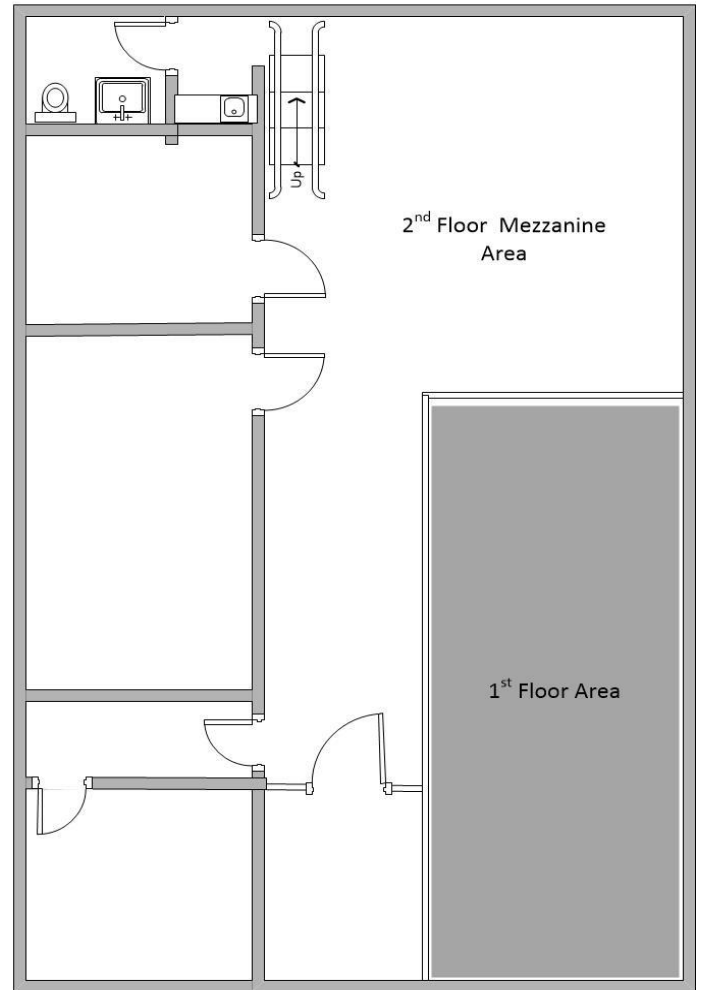
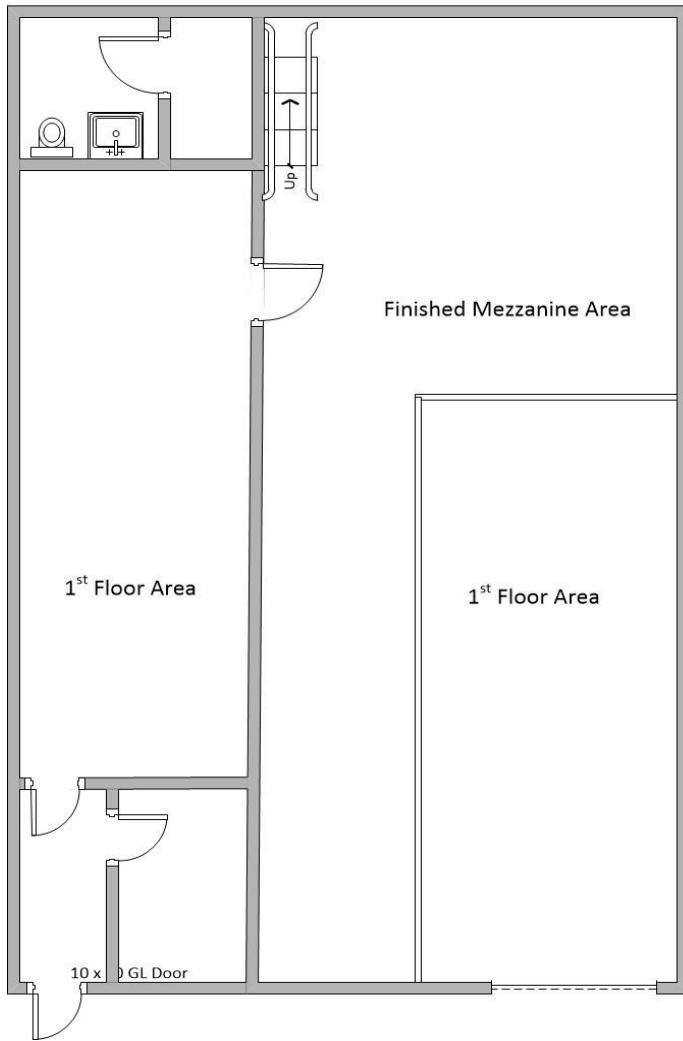
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**1939 W. Eleventh St., Upland, CA 91730**  
**Warehouse for Lease Suite B (2 Stories)**  
**2,213 RSF with 1,340 SF Mezzanine (\$850)**  
**(Not to scale)**



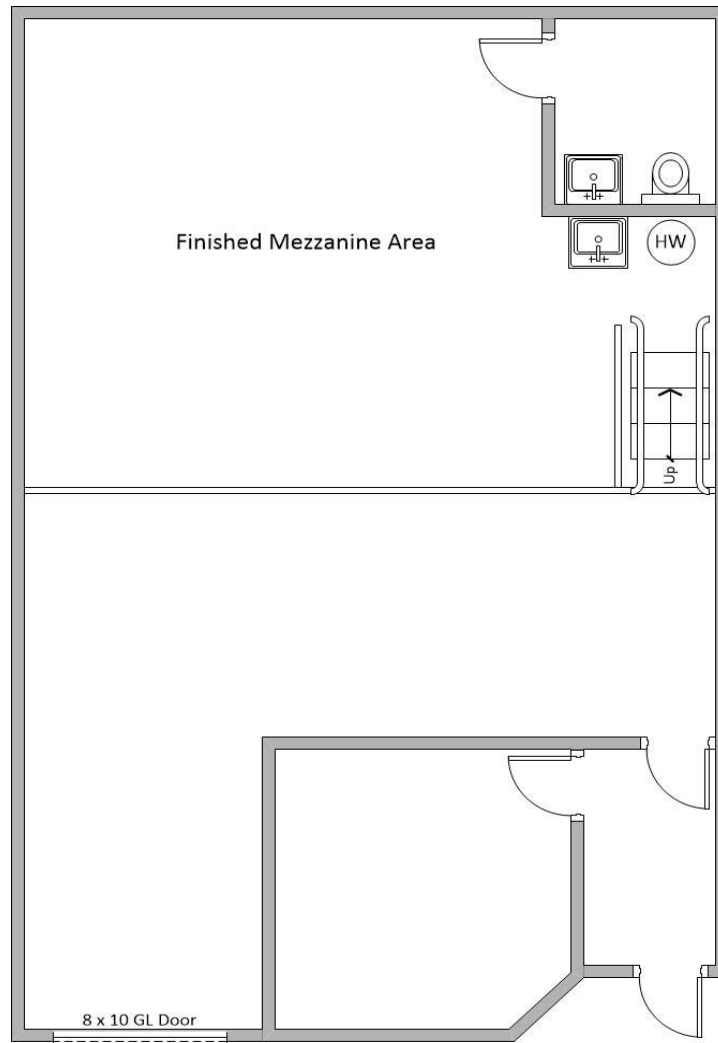
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**1939 W. Eleventh St., Upland, CA 91730**  
**Warehouse for Lease Suite F**  
**1,673 RSF with 500 SF Mezzanine (\$150)**  
**(Not to scale)**



**For more information, contact:**

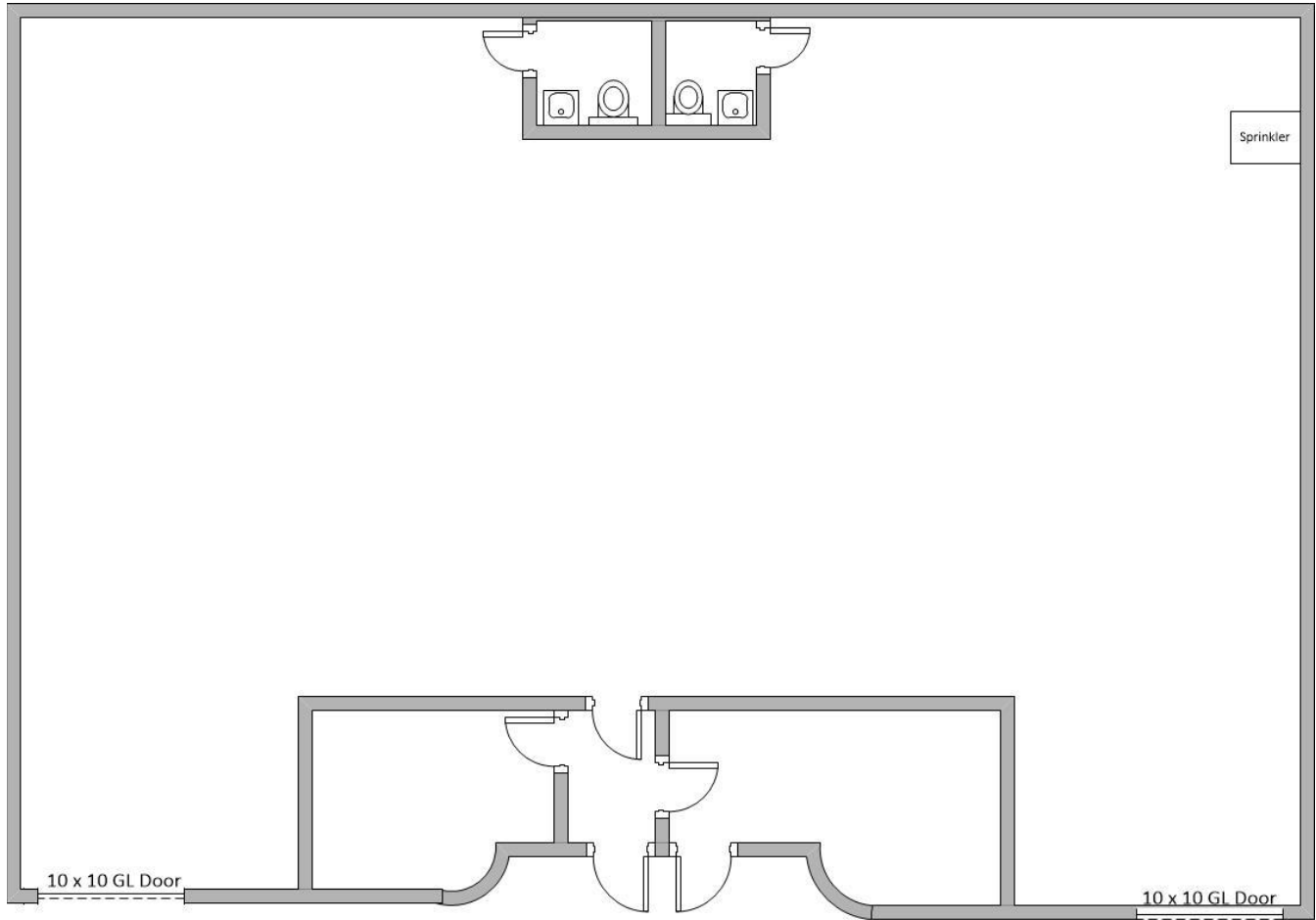
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**1935 W. Eleventh St., Upland, CA 91730**  
**Warehouse for Lease Suite A/B**  
**4,400 RSF**  
**(Not to scale)**



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