

INVESTMENT OR OWNER/USER OPPORTUNITY

±2,378 RSF SMALL INDUSTRIAL CONDOMINIUM AVAILABLE

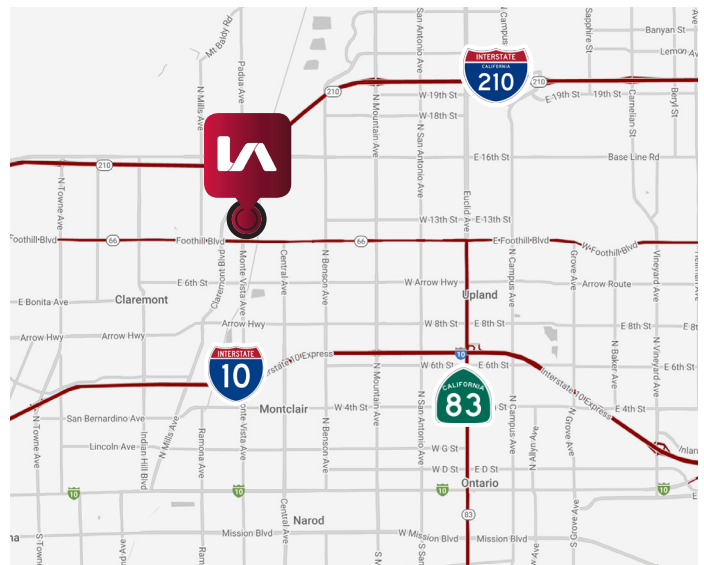


1848 W. 11th Street, Unit L | Upland, CA

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: \$819,000**

LOCATION MAP



GREG MARTIN

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DRE #01001749

LEE & ASSOCIATES - ONTARIO

3535 Inland Empire Boulevard
Ontario, CA 91764
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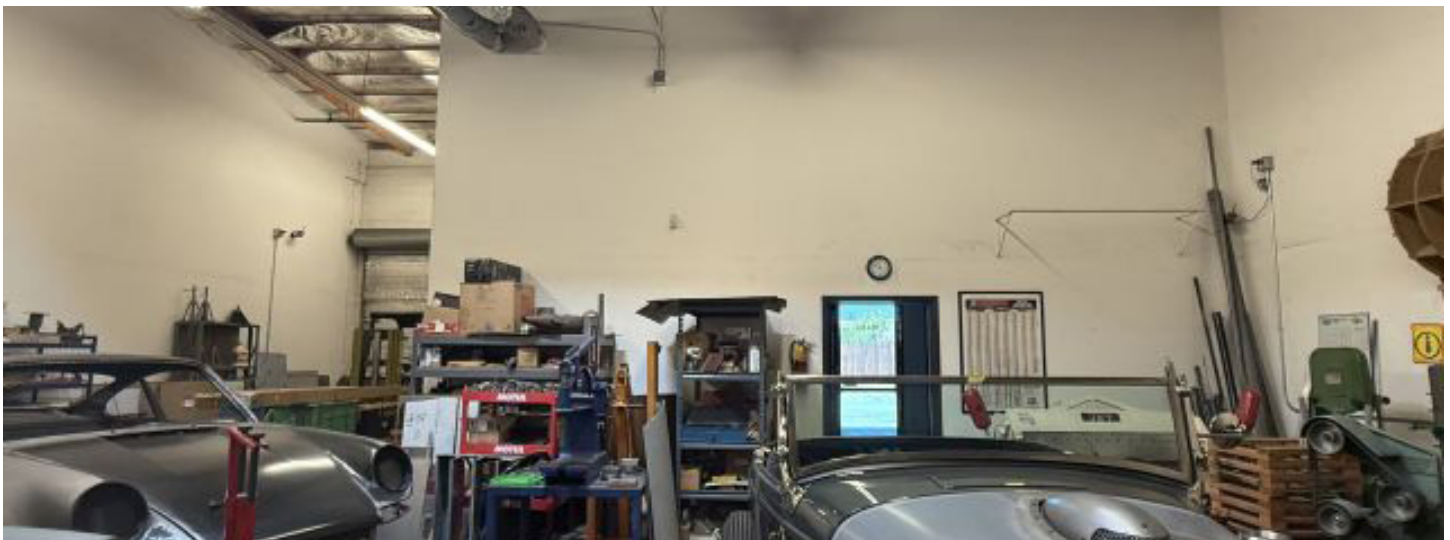
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SIZE	±2,378 RSF
CURRENT LEASE TERM	3/1/20 thru 2/28/26
TENANT	Perry's Custom Metal
BASE RENT RATE	\$1,896/mo. (\$0.80 PSF/mo.)
LEASE TYPE	Gross
ANNUAL INCREASE	Not Applicable
ASSOCIATION FEE (CONFIRM)	\$612.76/mo.



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