

RARE INDUSTRIAL/FLEX FACILITY

±31,247 SF



FOR SALE
545 COLLEGE COMMERCE WAY
UPLAND | CA 91786

**ADJACENT TO LOS ANGELES
& ORANGE COUNTIES**

FOR MORE INFORMATION, PLEASE CONTACT:

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DAUM
COMMERCIAL REAL ESTATE SERVICES

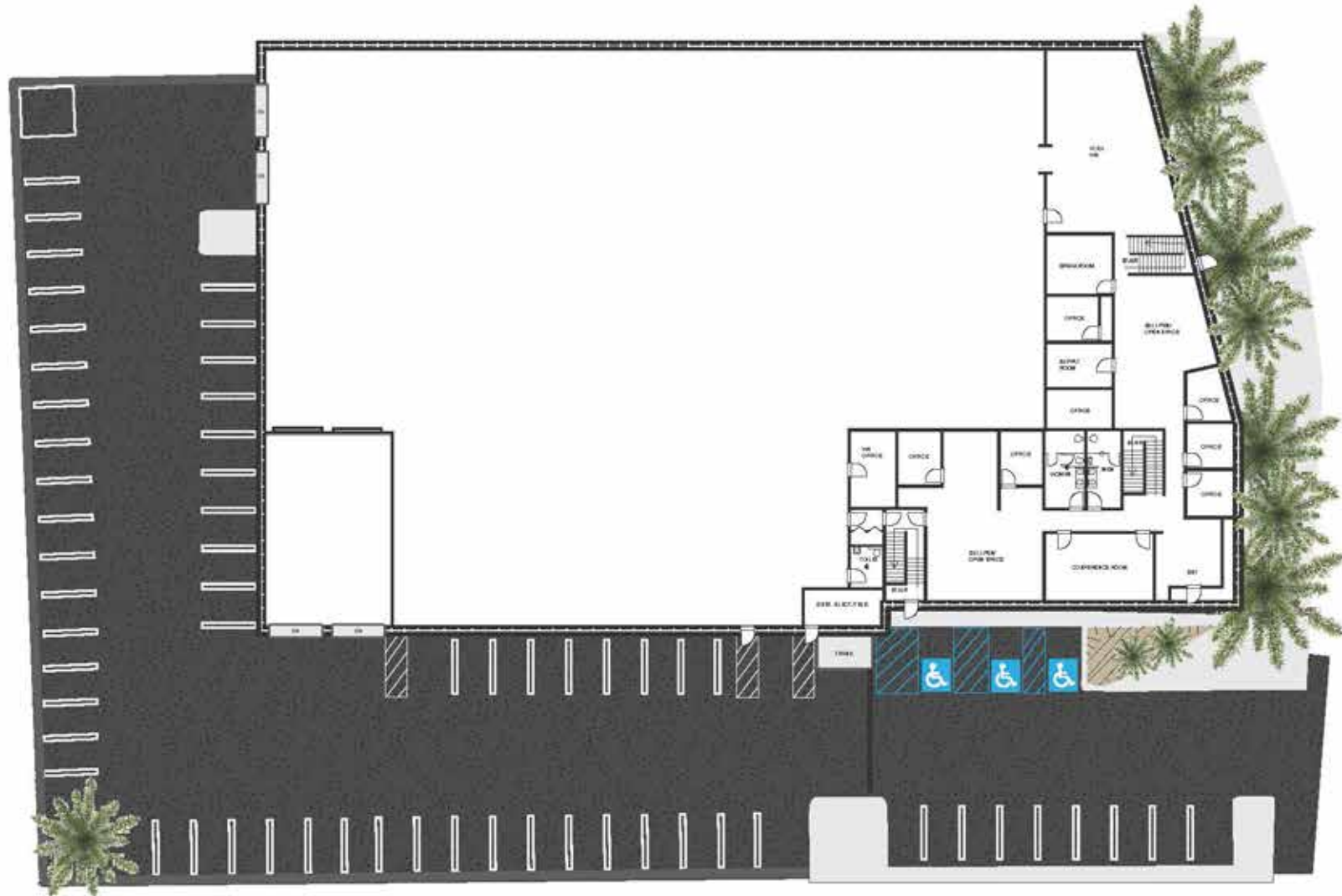
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PROPERTY HIGHLIGHTS

- **±31,247/SF Quality Concrete Tilt-Up Warehouse on ±1.32 Acres - Built in 2001**
- **±11,025/SF of high-image office build out - Split between 1st and 2nd floor**
- **Fully secured yard with automatic gate**
- **Zoning: College Commerce Center Specific Plan per the city of Upland – Verify all uses**
- **Two (2) Ground Level Doors**
- **Two (2) Covered Dock High Doors**
- **18'-20' Clear Height**
- **70 On Site Parking Spots**
- **LED Warehouse Lighting**
- **800 AMPS, 277/480 volt power (Distributed and expandable; Verify)**
- **Sprinklered (.45GPM/3000)**
- **Training Area/Warehouse Flex-Space**
- **Abundant local labor pool**
- **Streamline access to Los Angeles and Orange Counties via 10/210/57 Freeways**
- **Tours by appointment only – DO NOT DISTURB OCCUPANTS**



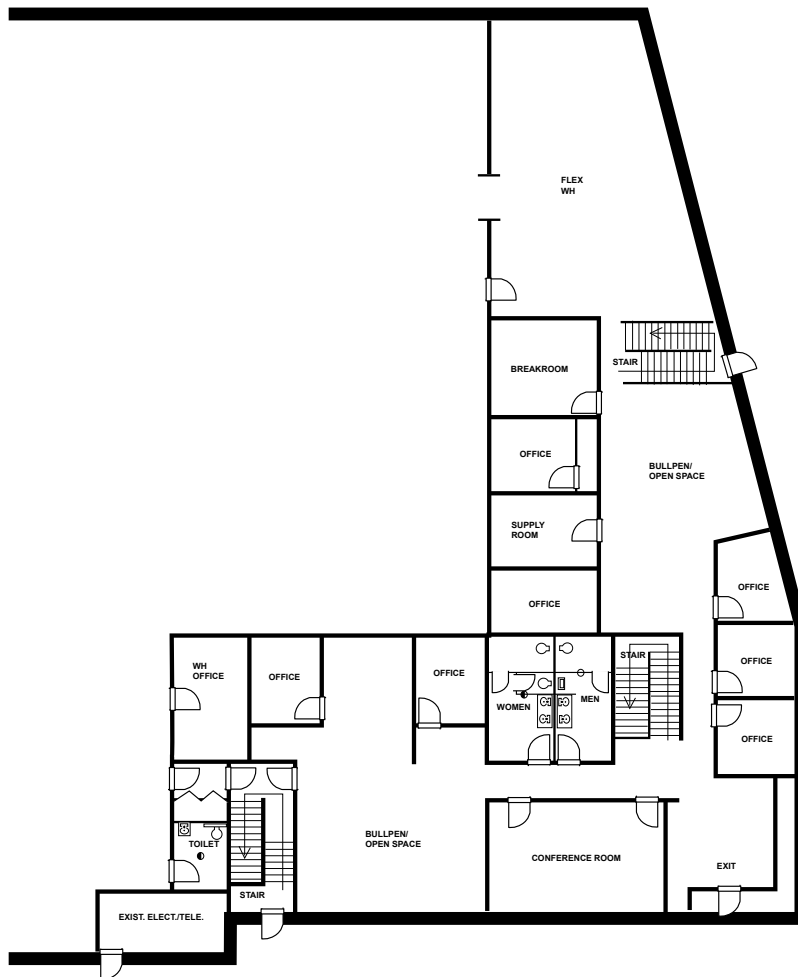
SITE PLAN



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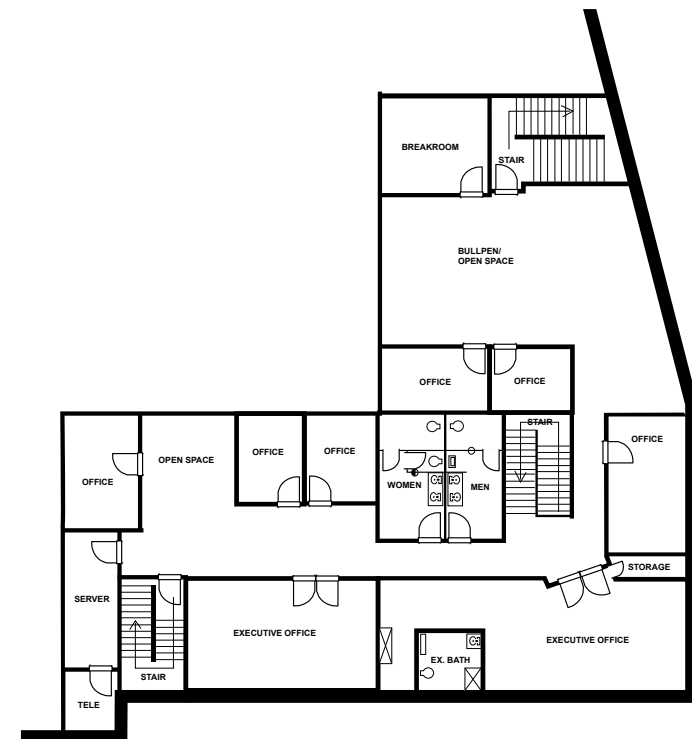
FLOOR PLANS

FIRST FLOOR



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SECOND FLOOR

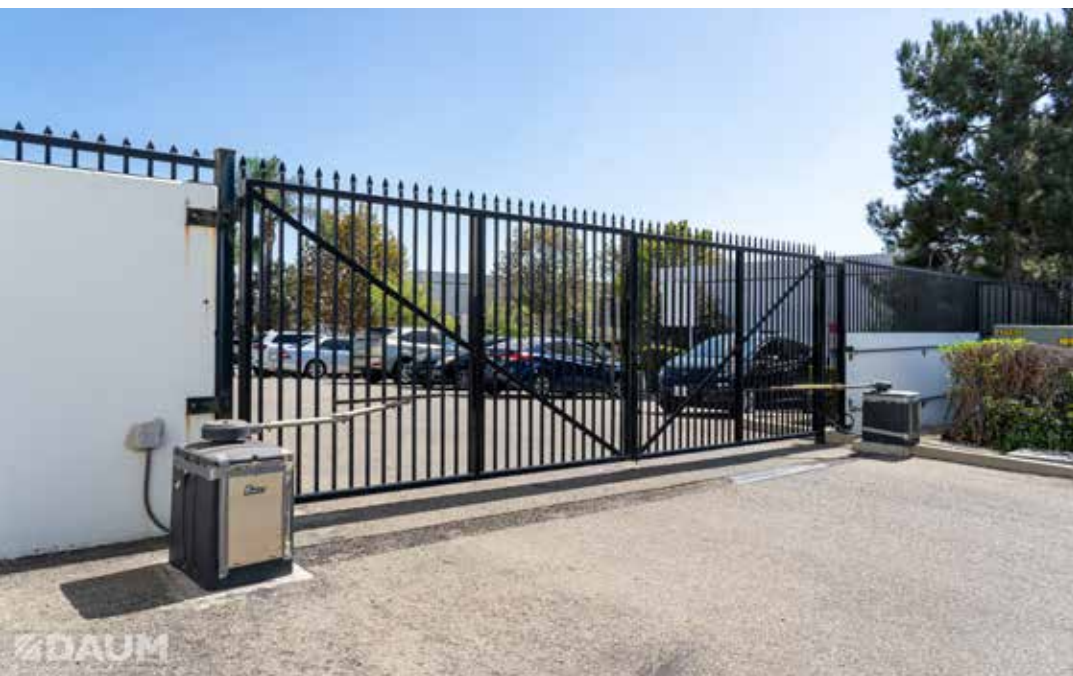
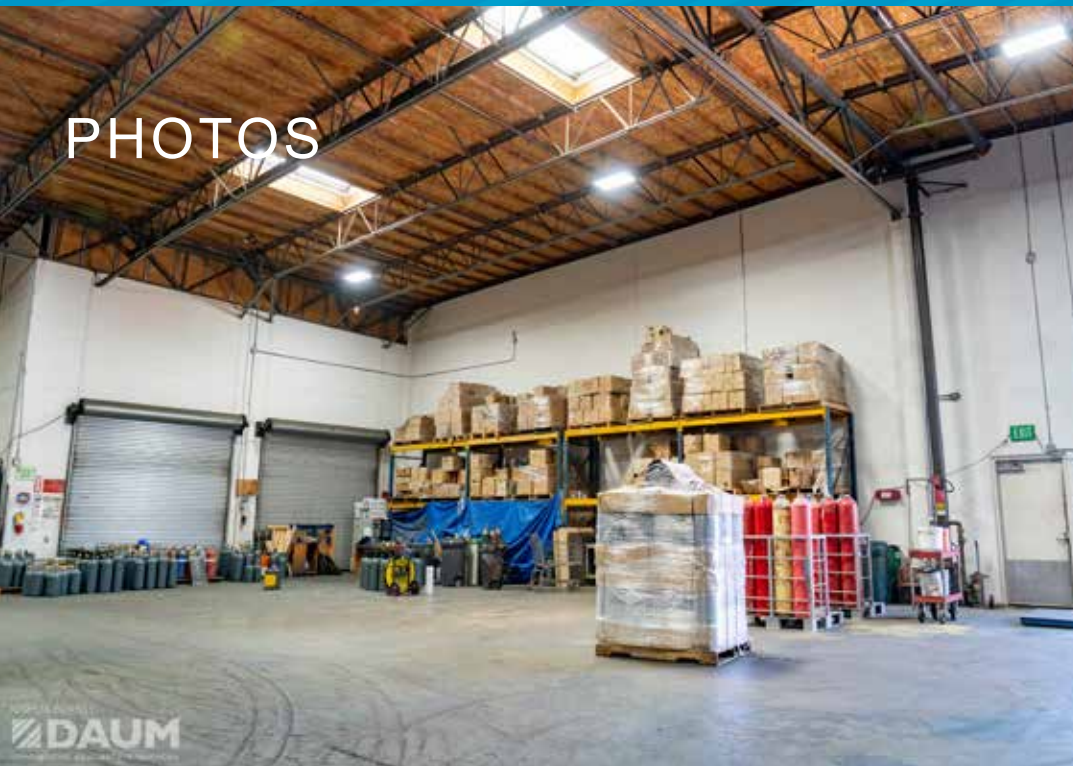


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PHOTOS

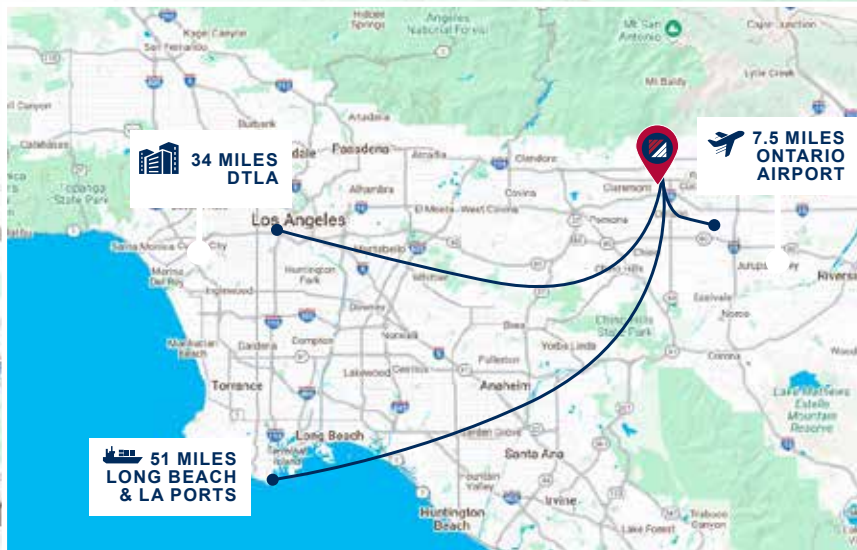


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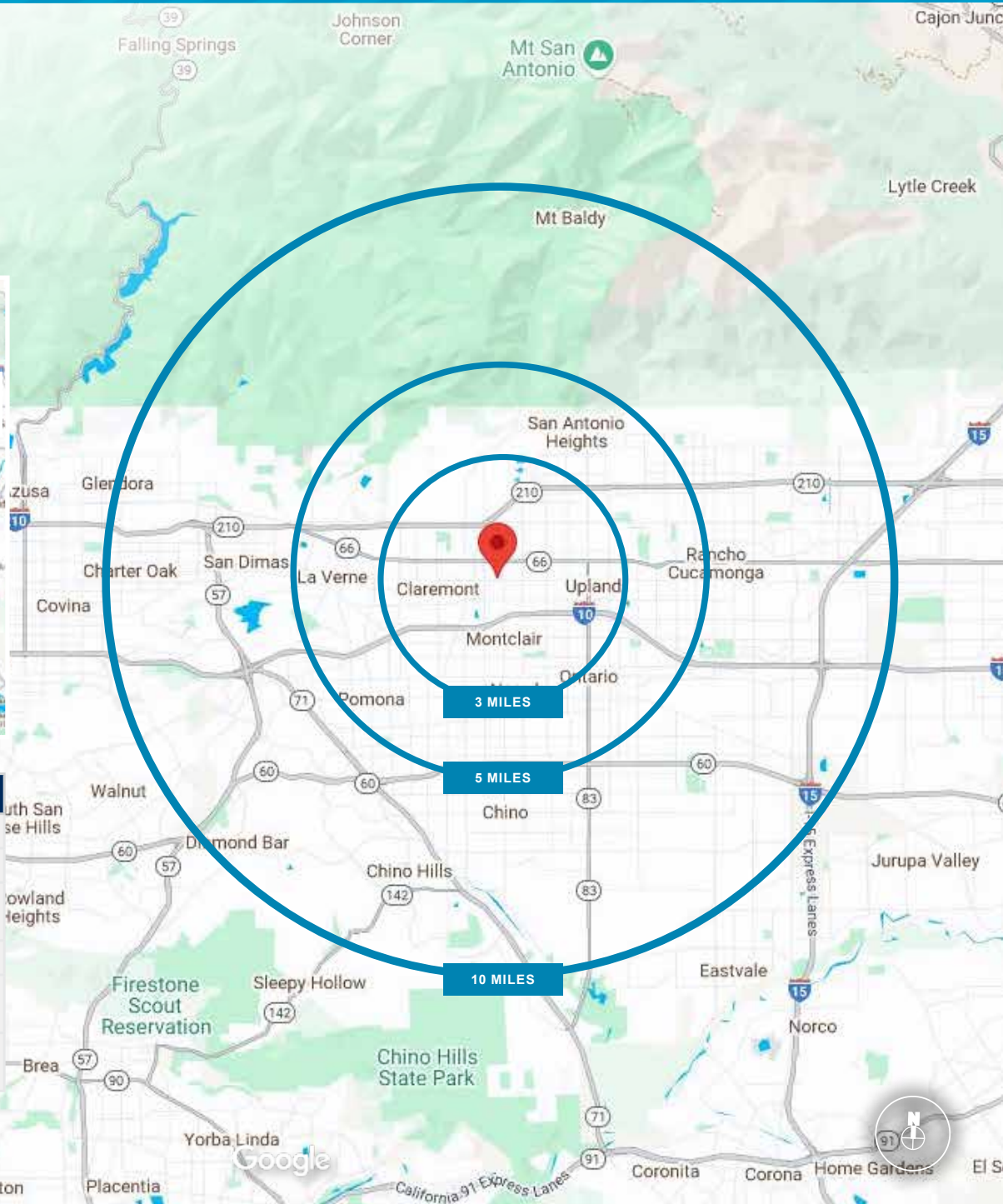




LOCATION



DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2020 Population	168,185	411,745	950,320
2024 Population	166,603	404,746	937,529
2029 Population Projection	166,751	404,314	936,674
Avg Household Income	\$105,863	\$102,431	\$112,635
Median Household Income	\$83,663	\$81,544	\$91,066
Total Specified Consumer Spending (\$)	\$1.9B	\$4.6B	\$11.6B



AMENITIES

