

INDUSTRIAL CONDO UNITS

—
OWNER-USER
SALE
OPPORTUNITY



ARROW ROUTE BUSINESS PLAZA* | UPLAND, CA



**Offering for sale does not include entire industrial park. Sale is only for five individual industrial condos located in Arrow Route Business Plaza.*



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES
PASADENA

ARROW ROUTE BUSINESS PLAZA

1685 -1693 W. Arrow Route
Upland, California 91786

Exclusively Listed By:

Jamie Harrison
626.240.2784

Jamie.Harrison@lee-associates.com
License ID 01290266

Christopher Larimore
626.240.2788

clarimore@lee-associates.com
License ID 01314464

Lee & Associates – Pasadena is proud to present an owner/user opportunity to acquire a ±9,904 square foot industrial condo portfolio within the Arrow Route Business Plaza in Upland, California. Located at 1685 D & E, and 1693 B & C Arrow Route, this well-maintained portfolio can be purchased in its entirety or as individual units—offering owner/users the flexibility to occupy the space that best fits their operational needs. The property is ideally situated near the intersection of Benson Avenue and Arrow Route, with immediate access to the 10 and 210 Freeways, providing seamless regional connectivity for businesses requiring efficient distribution or light manufacturing capabilities.

EXECUTIVE SUMMARY

The condos feature durable masonry block construction, grade-level loading doors, and 11-12 foot warehouse clear heights—well-suited for a variety of industrial uses. Zoned GI (General Industrial), the property supports a wide range of business operations. With a mix of vacant and leased units, owner/users can benefit from occupying space immediately while leveraging rental income from the remaining tenants. Additionally, SBA financing with as little as 10–15% down is available, making this an attractive, cost-effective path to ownership in a highly desirable Inland Empire industrial corridor.



PROPERTY

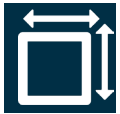
Summary



Property Type
Industrial



Private Restroom
1 per unit



Lot Size
±1.29 Acres



County
San Bernardino



Zoning
GI



Parking Ratio
2.0/1,000



Year Built
1980



Clear Height
11' - 12'

PROPERTY

Highlights

- **3 Industrial Condo Units For Sale (separate or portfolio)**
- **Ideal Owner Occupied or Investment Opportunity**
- **±2,900 - ±4,021 SF Industrial Units**
- **Auto Related Uses Permitted (verify with City)**
- **Marquee and Building Signage Available**
- **Separate electrical metered, HVAC systems & restrooms**
- **Grade Loading Doors & 11'-12' Clear Height**
- **Easy access to 10 & 210 Freeways**
- **Located in professionally managed business park**
- **Near the corner intersection of Benson Ave & Arrow Route**
- **Strategically located in the western Inland Empire, bordering Los Angeles County**



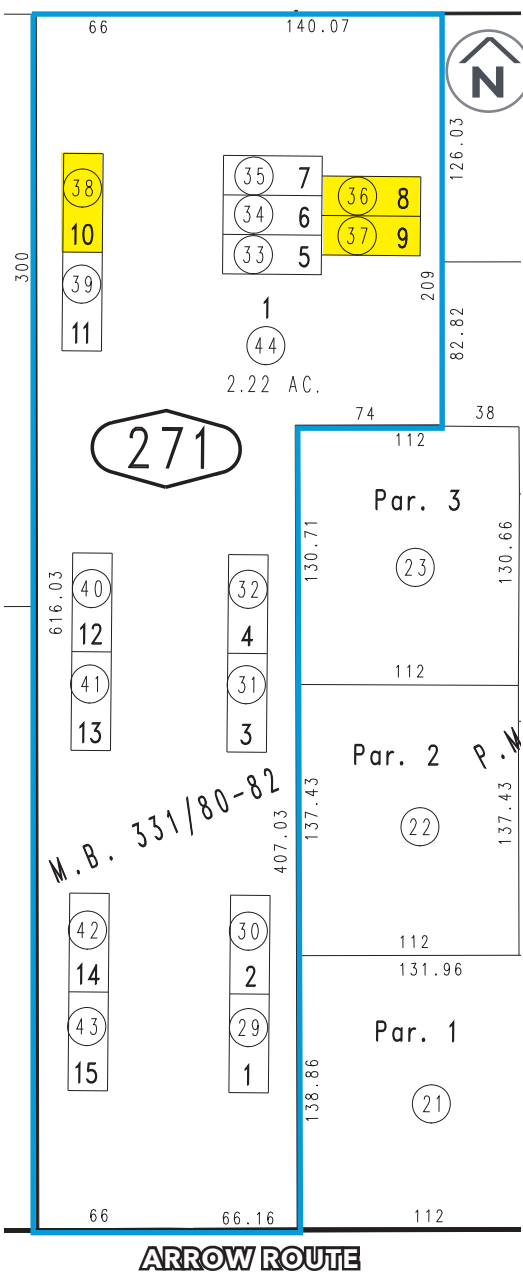
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Details

Individual condo units available for sale or entire portfolio

Aerial ViewParcel MapAvailable Units For Sale



Unit	Address	Total SF	Asking Price	\$/SF
8	1685 Arrow Route, Unit D	± 2,900	\$841,000	\$290.00
9	1685 Arrow Route, Unit E	± 2,983	\$865,070	\$290.00
10	1693 Arrow Route, Unit B & C	± 4,021	\$1,166,090	\$290.00

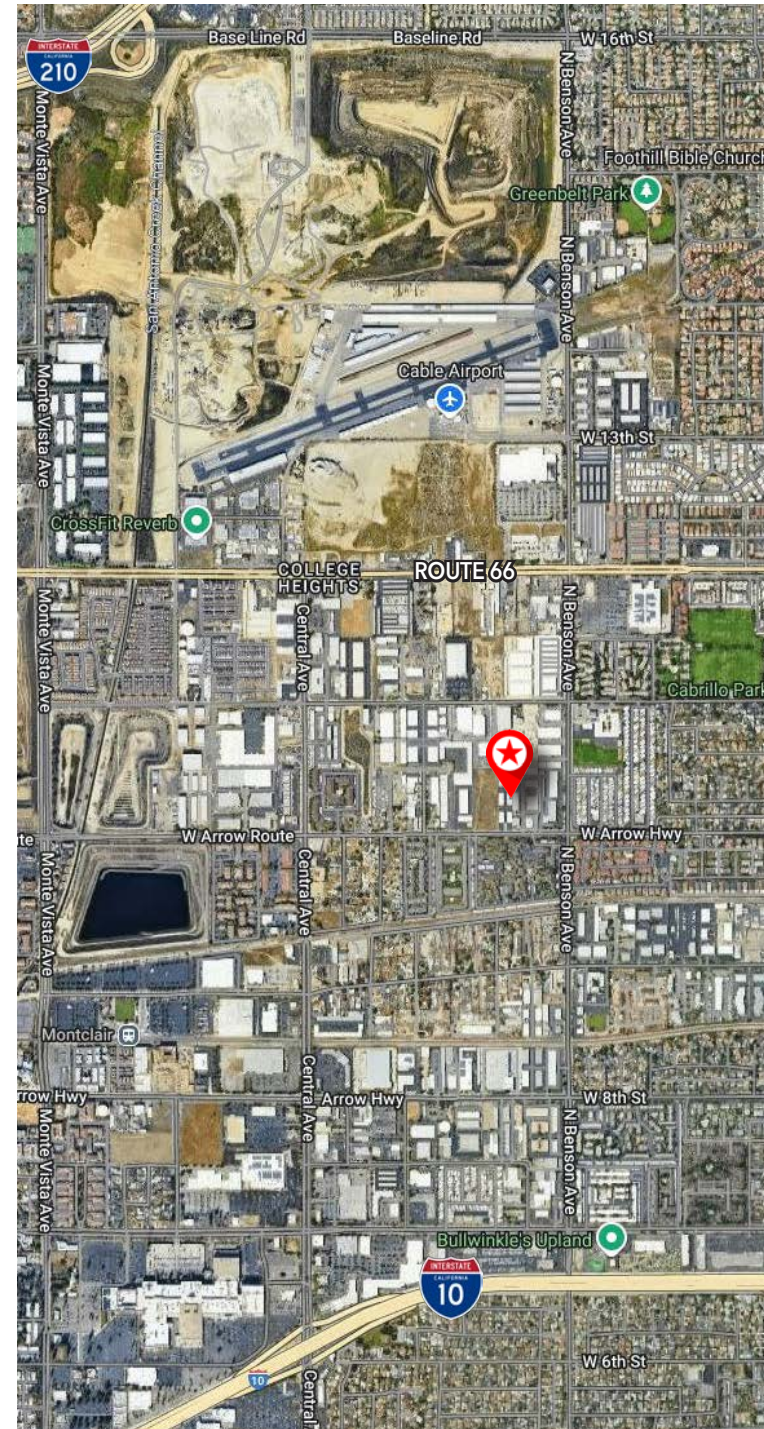
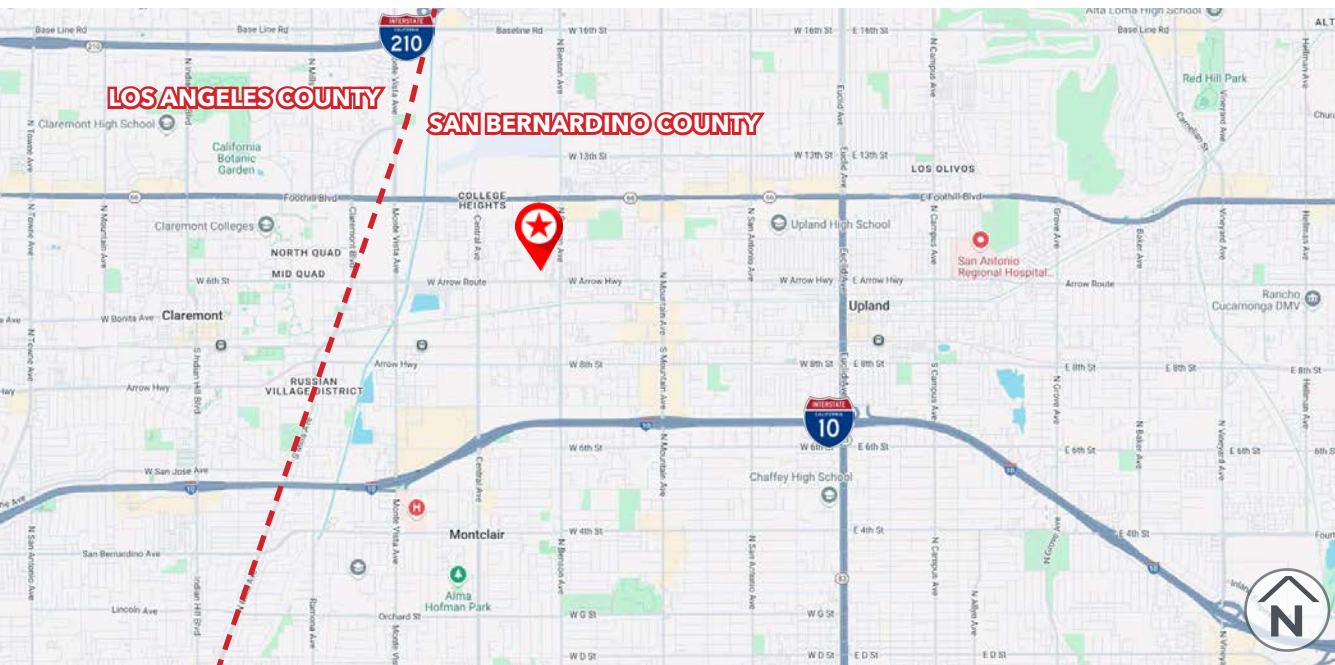
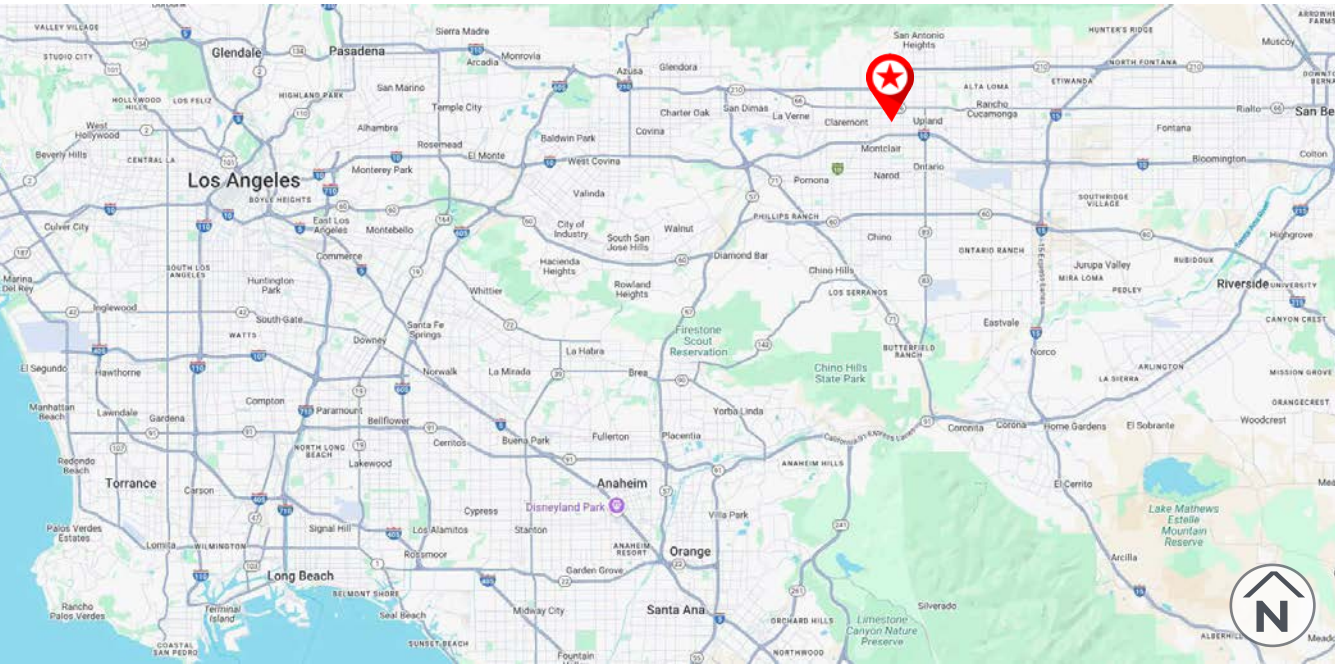


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Regional Location

San Bernardino County location near the Los Angeles County border



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Amenities

CITY OF UPLAND

Known as The City of Gracious Living, the City of Upland has ample opportunities to encourage business expansion. Upland, is a suburban city in San Bernardino County with a population of approximately 78,699 as of 2023. The city offers a mix of residential, commercial, and recreational spaces, featuring a historic downtown and proximity to the San Gabriel Mountains. The median household income is \$101,407, and about 35.7% of residents aged 25 and older hold a bachelor's degree or higher. The median home value is \$688,800, reflecting a strong real estate market. Upland provides a high quality of life with parks, schools, and local businesses, making it an attractive place for families and professionals alike.

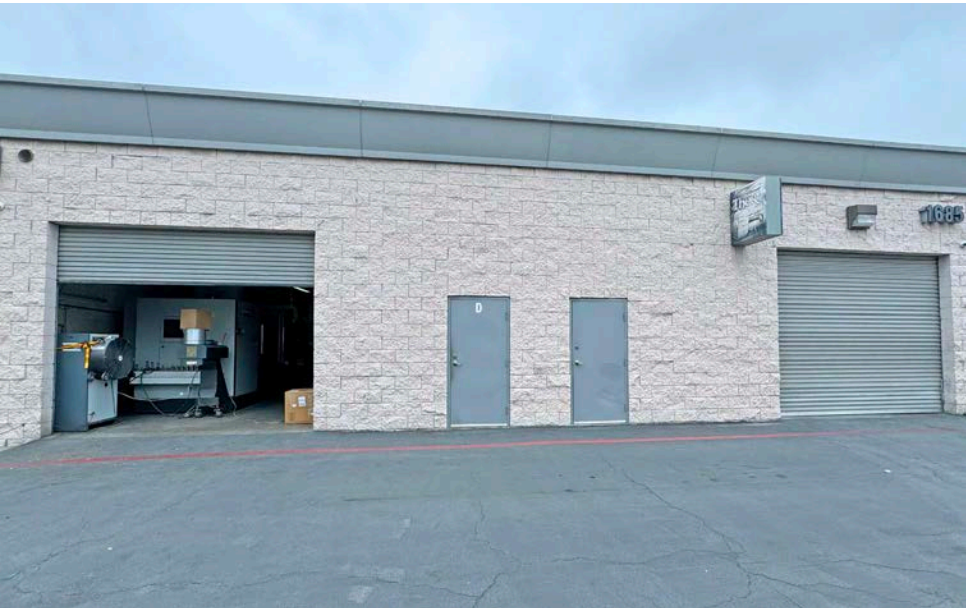


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1685 W. ARROW ROUTE

Unit D

Unit	Total SF	Address	\$/SF	Asking Price	Occupancy	Mo. Rent	Lease Expire	Office %	Year Built	Clear Height	# of Grade Doors	Mo. HOA Fee	APN
8	± 2,900	1685 Arrow Route, Unit D	\$290	\$841,000	Tenant	\$3,946	1/31/2026	22.30%	1980	11'	2	\$411.07	1007-271-36

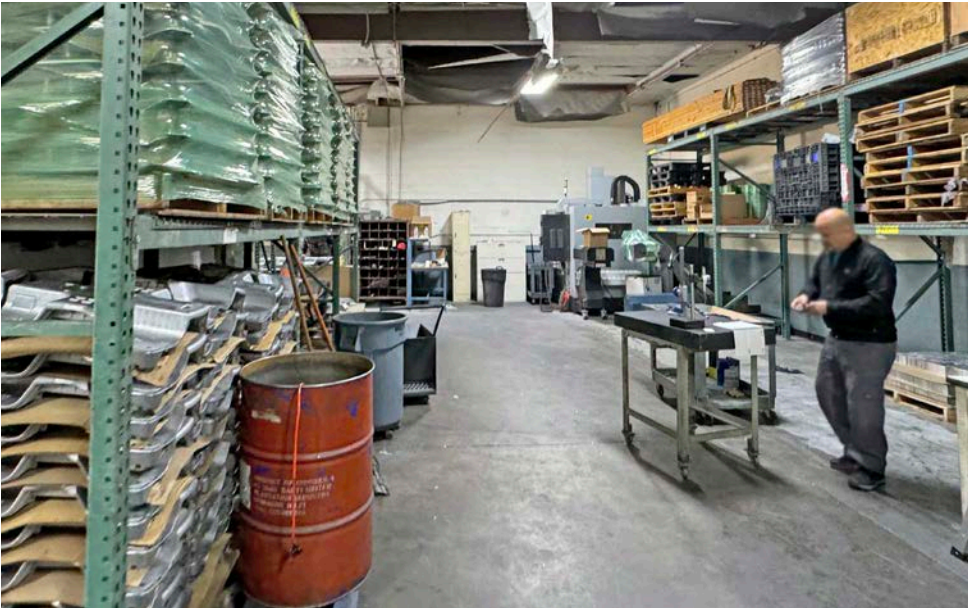


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1685 W. ARROW ROUTE

Unit E

Unit	Total SF	Address	\$/SF	Asking Price	Occupancy	Mo. Rent	Lease Expire	Office %	Year Built	Clear Height	# of Grade Doors	Mo. HOA Fee	APN
9	± 2,983	1685 Arrow Route, Unit E	\$290	\$865,070	Tenant	\$3,617	3/31/2026	5.50%	1980	12'	2	\$422.86	1007-271-37

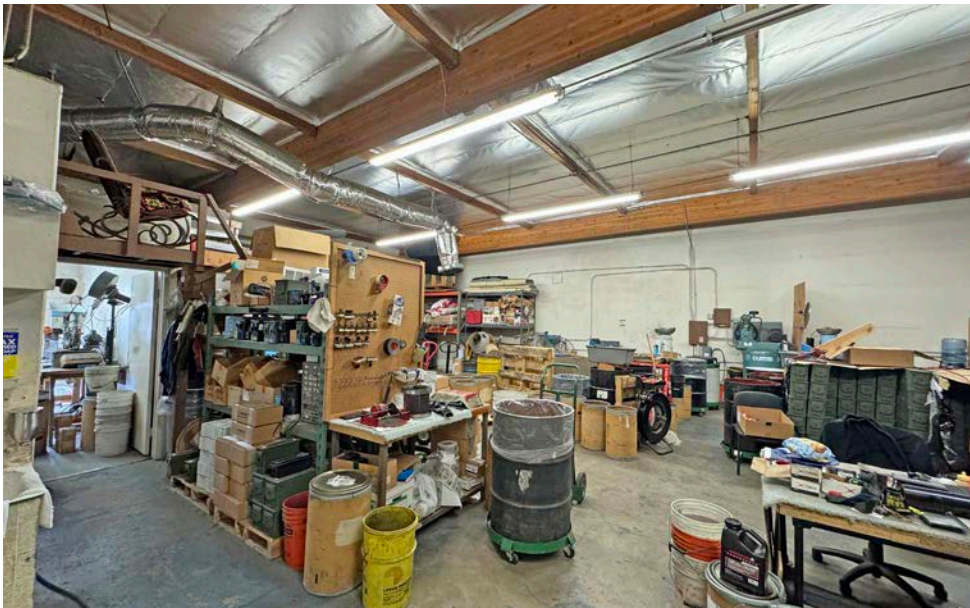


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1693 W. ARROW ROUTE

Unit B & C

Unit	Total SF	Address	\$/SF	Asking Price	Occupancy	Mo. Rent	Lease Expire	Office %	Year Built	Clear Height	# of Grade Doors	Mo. HOA Fee	APN
10	± 4,021	1693 Arrow Route, Unit B & C	\$290	\$1,166,090	Tenant	\$5,002	8/31/2025	13.20%	1980	12'	2	\$569.96	1007-127-38



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INDUSTRIAL CONDO UNITS FOR SALE

3 Condos or Entire Portfolio

EXCLUSIVELY LISTED BY

JAMIE HARRISON

626.240.2784

jamie.harrison@lee-associates.com

CHRISTOPHER LARIMORE

626.240.2788

clarimore@lee-associates.com



COMMERCIAL REAL ESTATE SERVICES
PASADENA

1055 E. Colorado Blvd., Suite 330

Pasadena, CA 91106

lee-pasadena.com

Corporate ID 02059558



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