

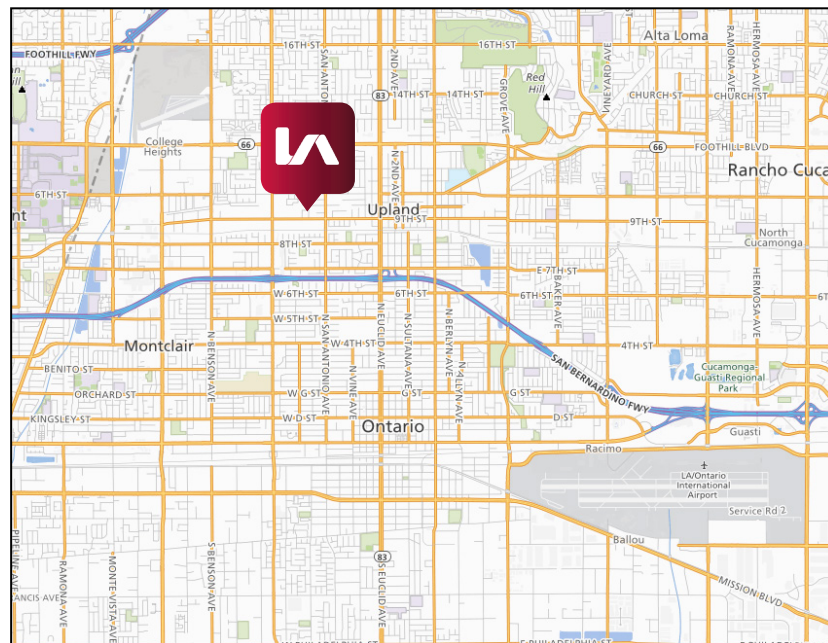
±7,544 SF AVAILABLE FOR LEASE OR SALE

832 & 834 W. 9th Street | Upland, California 91786



PROPERTY HIGHLIGHTS:

- ±7,544 SF Available
- Units 832: ±4,351 SF and Unit 834: ±3,193 SF
- ±3,640 SF of Office Space
- 400 Amps, 120/240 Volt Power (Per Unit)
- .21/1,500 Calculated Fire Sprinklered
- Four (4) Ground Level Doors
- 16' Minimum Clearance Height
- M-1 Zoning
- Part of an Industrial Park
- Easy Access to the I-10 Freeway



Lee & Associates® - Ontario
3535 Inland Empire Blvd, Ontario, CA 91764
Corp ID 00976995

| 909.989.7771 | lee-assoc.com

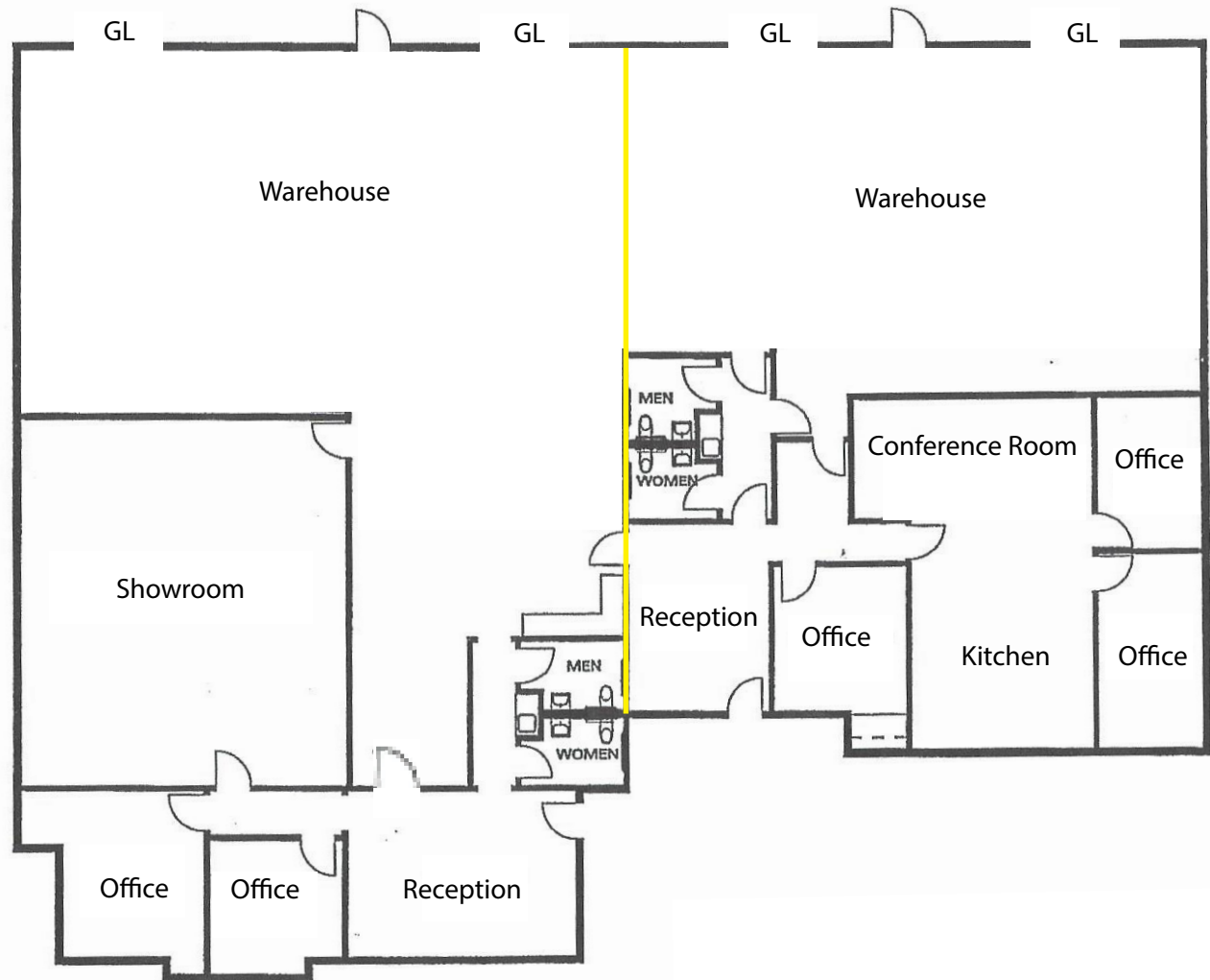
Daniel Glazer
Senior Associate
D 909.373.2731
dglazer@lee-assoc.com
DRE #01958796

Scott Ostlund
Senior Vice President
D 909.373.2922
sostlund@lee-assoc.com
DRE #01009359

±7,544 SF AVAILABLE FOR LEASE OR SALE

832 & 834 W. 9th Street | Upland, California 91786

Units Building Layout



Lee & Associates® - Ontario
3535 Inland Empire Blvd, Ontario, CA 91764
Corp ID 00976995

| 909.989.7771 | lee-assoc.com

Daniel Glazer

Senior Associate

D 909.373.2731

dglazer@lee-assoc.com

DRE #01958796

Scott Ostlund

Senior Vice President

D 909.373.2922

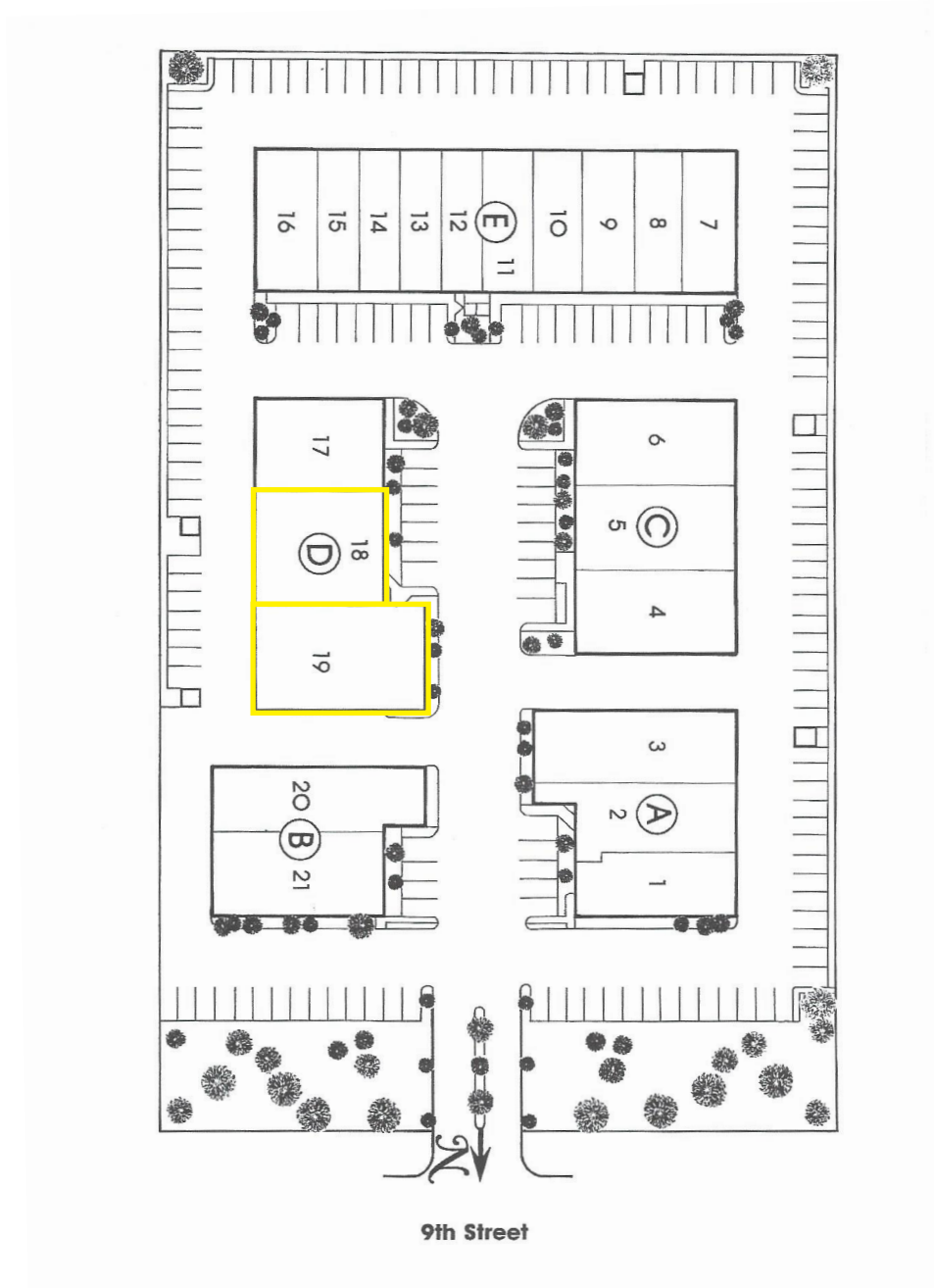
sostlund@lee-assoc.com

DRE #01009359

±7,544 SF AVAILABLE FOR LEASE OR SALE

832 & 834 W. 9th Street | Upland, California 91786

Industrial Park Site Plan



Lee & Associates® - Ontario
3535 Inland Empire Blvd, Ontario, CA 91764
Corp ID 00976995

| 909.989.7771 | lee-assoc.com

Daniel Glazer

Senior Associate
D 909.373.2731

dglazer@lee-assoc.com
DRE #01958796

Scott Ostlund

Senior Vice President
D 909.373.2922

sostlund@lee-assoc.com
DRE #01009359