MOUNTAIN BUSINESS PARK



RENOVATIONS UNDERWAY

1101-1153 W. 9TH STREET I UPLAND I CALIFORNIA I 91786

FOR MORE INFORMATION:

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY FEATURES

- ±140,020 SF – office/industrial
- Extensive exterior improvements planned
- Available Suites ±1,540 SF to ±3,091 SF
- Suites ready for immediate occupancy
- Dock high and Grade level loading in various suites
- Various office buildouts
- 100% HVAC
- 200 Amps, 120/280 Volt Power
- 1.09/1,000 parking ratio



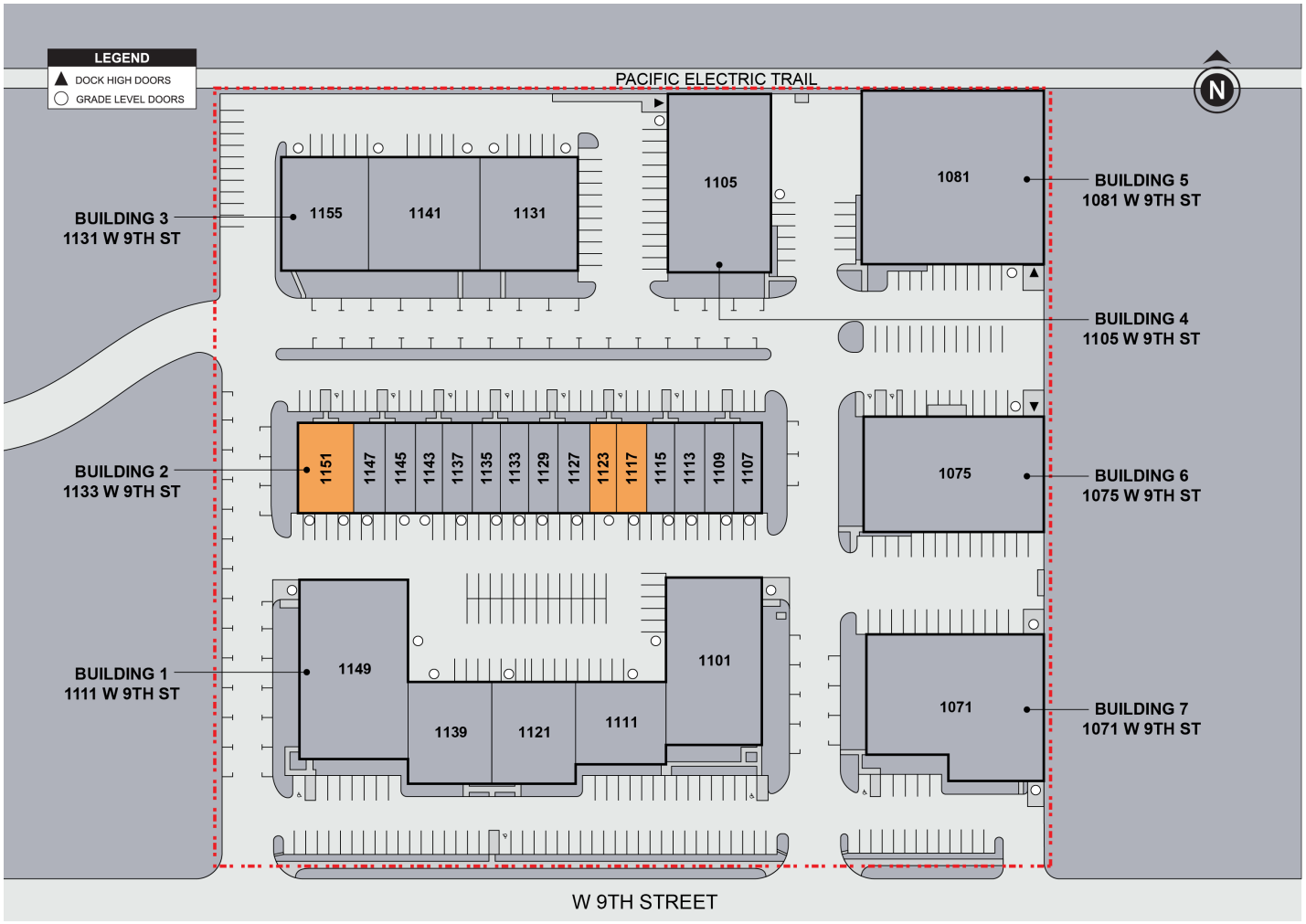
The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

MOUNTAIN BUSINESS PARK

SITE PLAN

UNDER NEW OWNERSHIP

bkm





AVAILABILITIES

AVAILABLE NOW OCCUPIED

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
BLDG. 2 - 1109	±1,820 SF	±487 SF	$1.60 IG	01.01.2027
BLDG. 2 - 1117 & 1123	±3,091 SF	±1,607 SF	$1.60 IG	AVAILABLE NOW
BLDG. 2 - 1129	±1,540 SF	±511 SF	$1.60 IG	12.01.2026
BLDG. 2 - 1151	±3,080 SF	±802 SF	$1.60 IG	AVAILABLE NOW

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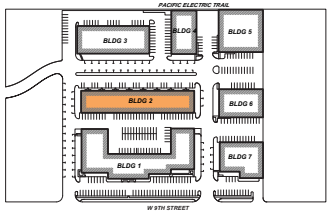
BLDG. 2 -1109 FLOOR PLAN I ±1,820 SQUARE FEET

UNDER NEW OWNERSHIP

SUITE DATA:

OFFICE	487 SF
WAREHOUSE	1,333 SF
TOTAL	**1,820 SF**
CLEAR HEIGHT	13'-3" - 15'-0"
GRADE LEVEL DOORS	1

SITE KEY PLAN:



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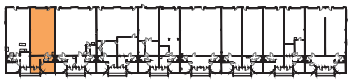

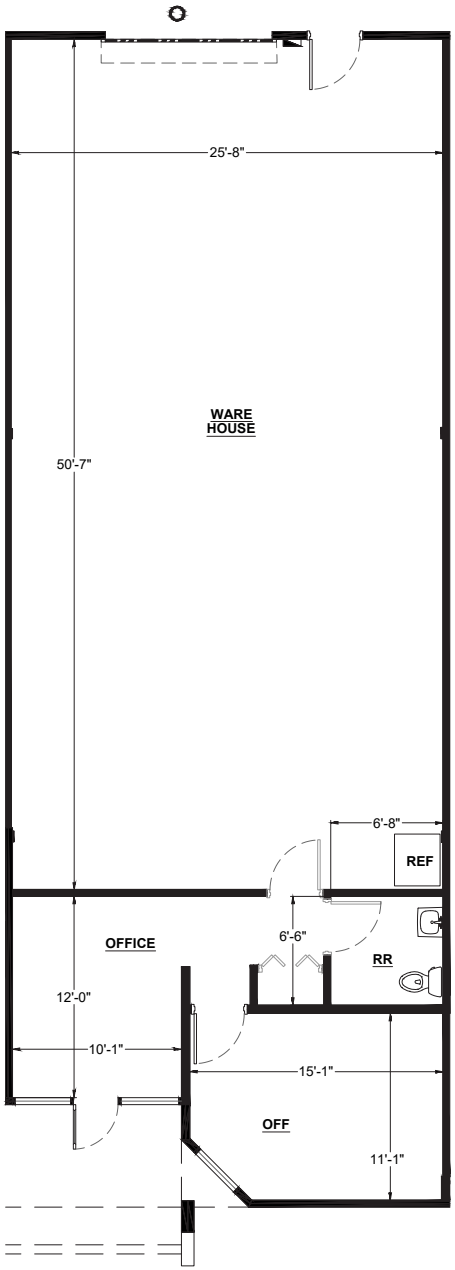

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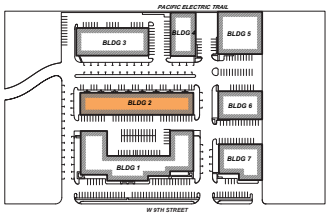
BLDG. 2 -1117 & 1123 FLOOR PLAN I ±3,091 SQUARE

UNDER NEW OWNERSHIP

SUITE DATA:

OFFICE	1,607 SF
WAREHOUSE	1,484 SF
TOTAL	**3,091 SF**
CLEAR HEIGHT	13'-3" - 15'-0"
GRADE LEVEL DOORS	2

SITE KEY PLAN:



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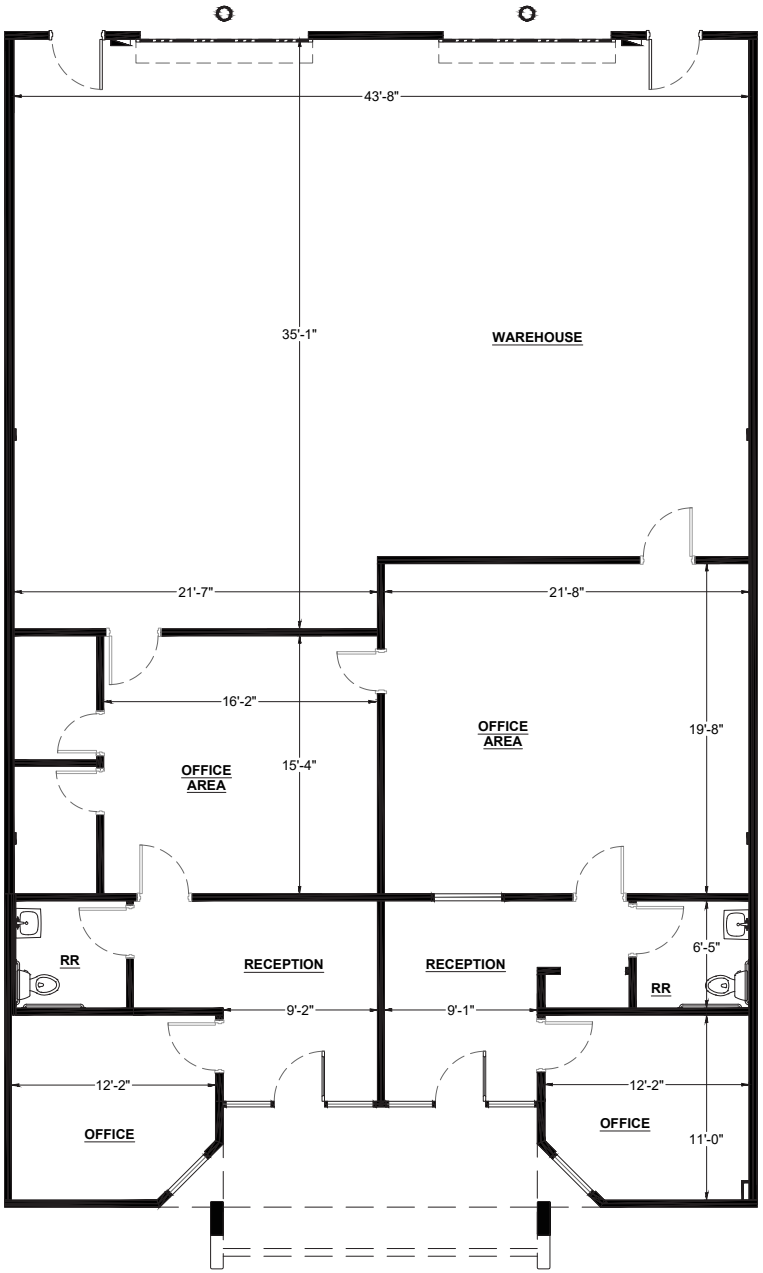

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MOUNTAIN BUSINESS PARK

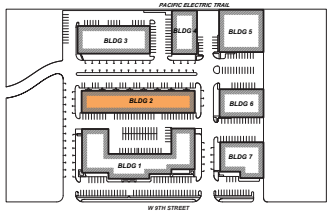
BLDG. 2 -1129 FLOOR PLAN I ±1,540 SQUARE FEET

UNDER NEW OWNERSHIP

SUITE DATA:

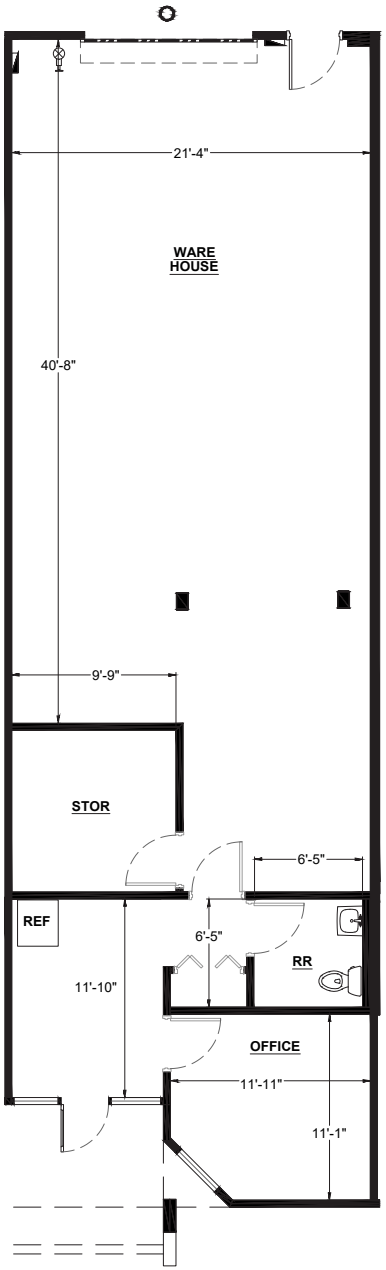
OFFICE	511 SF
WAREHOUSE	1,029 SF
TOTAL	**1,540 SF**
CLEAR HEIGHT	13'-3" - 15'-0"
GRADE LEVEL DOORS	1

SITE KEY PLAN:



BUILDING KEY PLAN:





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MOUNTAIN BUSINESS PARK

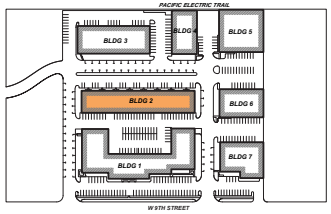
BLDG. 2 -1151 FLOOR PLAN I ±3,080 SQUARE FEET

UNDER NEW OWNERSHIP

SUITE DATA:

OFFICE	802 SF
WAREHOUSE	2,278 SF
TOTAL	**3,080 SF**
CLEAR HEIGHT	13'-3" - 15'-0"
GRADE LEVEL DOORS	2

SITE KEY PLAN:



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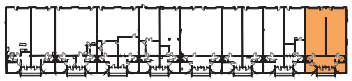

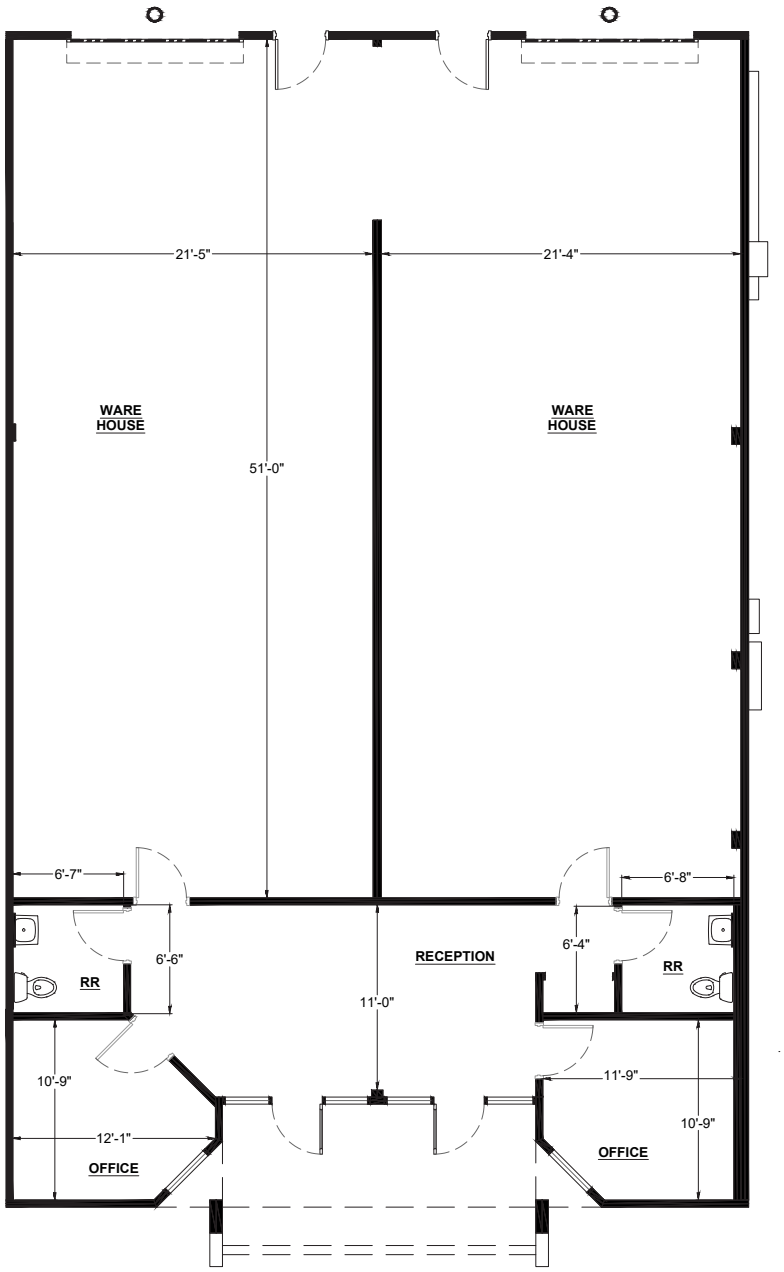

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MOUNTAIN BUSINESS PARK

AMENITIES

UNDER NEW OWNERSHIP

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NEARBY AMENITIES

- COLONIES CROSSROADS
- IN-N-OUT BURGERS
- STARBUCKS
- WHOLE FOODS & SHOPPING CENTER
- SPROUTS FARMERS MARKERT & SHOPPING CENTER

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