

±41,488 SF - BUILDING A

AVAILABLE FOR LEASE



UPLAND INDUSTRIAL CENTRE



1037 W. 9TH STREET | UPLAND, CA 91786

Building Features:

- Divisible to ±20,744 SF
- ±4,438 SF of 2-Story Offices (divisible to ±2,219 SF)
- 6 Dock High Loading Doors with 2 Mechanical Levelers
- 2 Ground Level Loading Doors
- Concrete Pavement Entire Site
- 30' Minimum Warehouse Clearance
- 800 Amps Electrical Service (expandable)
- ESFR Sprinkler System
- Great Access to I-10 and 210 Freeways



A Development by:



**Newmark Grubb
Knight Frank**

For Further Information, Please Contact:

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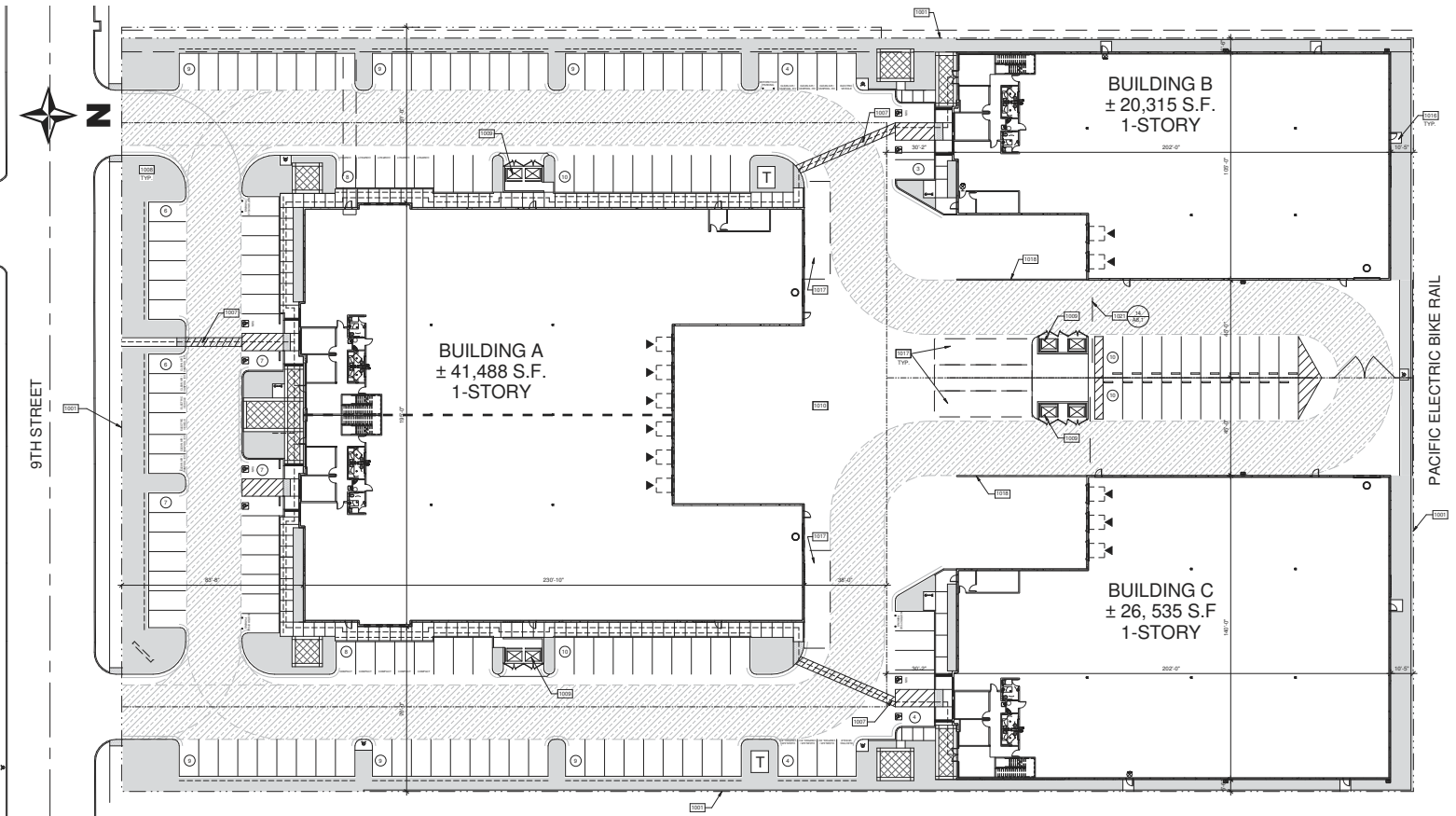
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Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

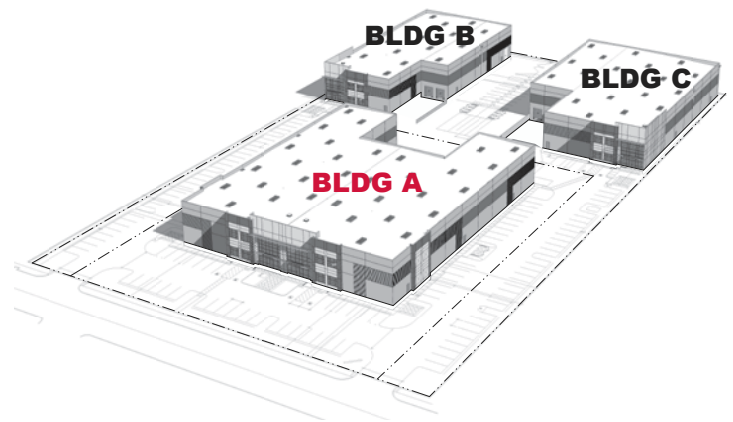
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1037 W. 9TH STREET BUILDING A (DIVISIBLE)

Total Building Size:	41,488 SF (20,744 / 20,744 SF)
1st Floor Office:	2,282 SF (1,141 / 1,141 SF)
2nd Floor Office:	2,156 SF (1,078 / 1,078 SF)
Yard:	Open
Warehouse Clear Height:	30 Feet
Dock High Positions:	6
Ground Level Doors:	2
Power:	800 Amps (expandable)
Sprinklers:	ESFR



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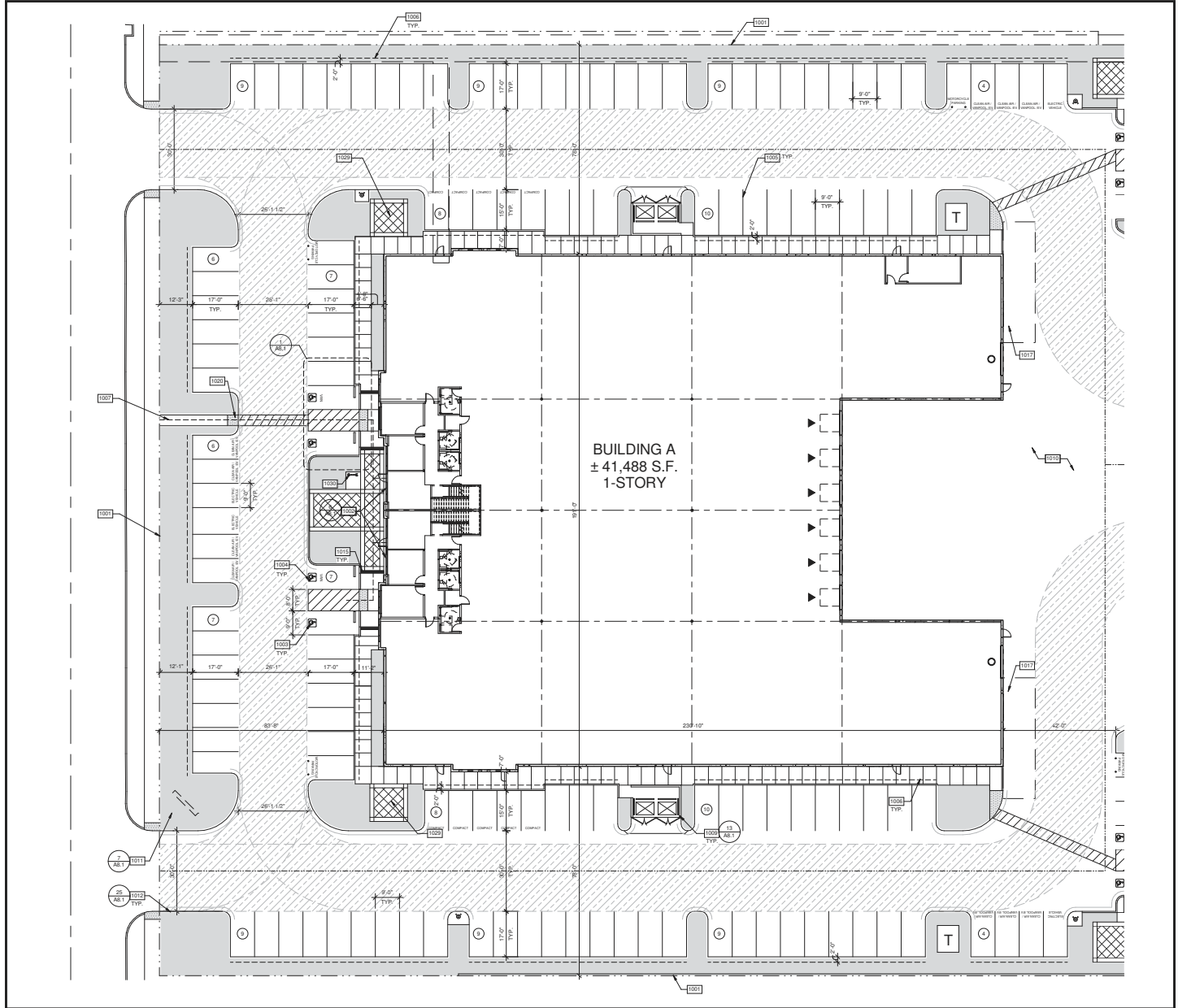
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1037 W. 9TH STREET - BUILDING A FLOOR PLAN



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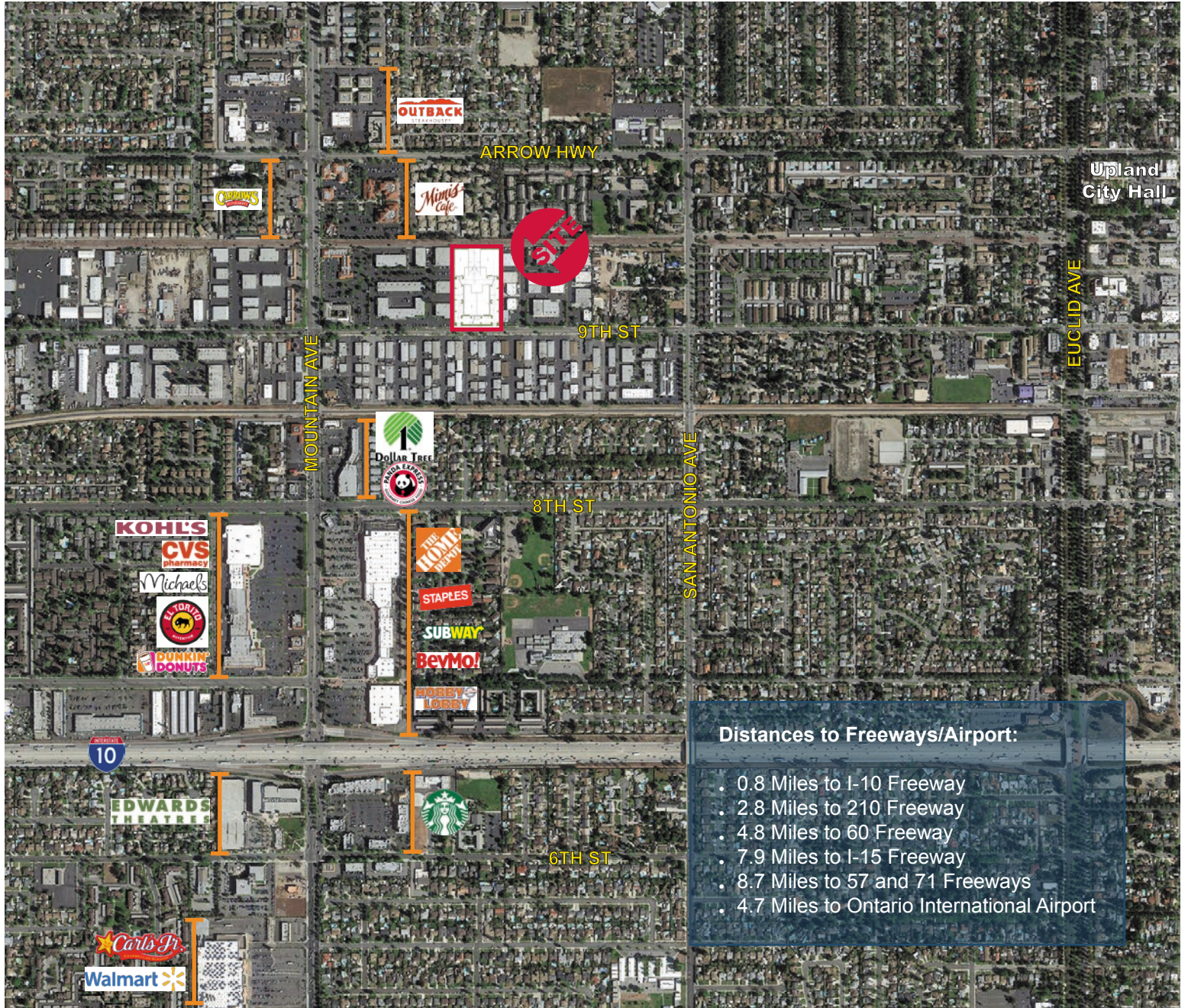
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Distances to Freeways/Airport:

- 0.8 Miles to I-10 Freeway
- 2.8 Miles to 210 Freeway
- 4.8 Miles to 60 Freeway
- 7.9 Miles to I-15 Freeway
- 8.7 Miles to 57 and 71 Freeways
- 4.7 Miles to Ontario International Airport

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