

MOUNTAIN BUSINESS PARK



RENOVATIONS UNDERWAY

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

FOR MORE INFORMATION:

KEN JONES, SIOR
909.373.2726
kjones@lee-assoc.com
DRE #01703262

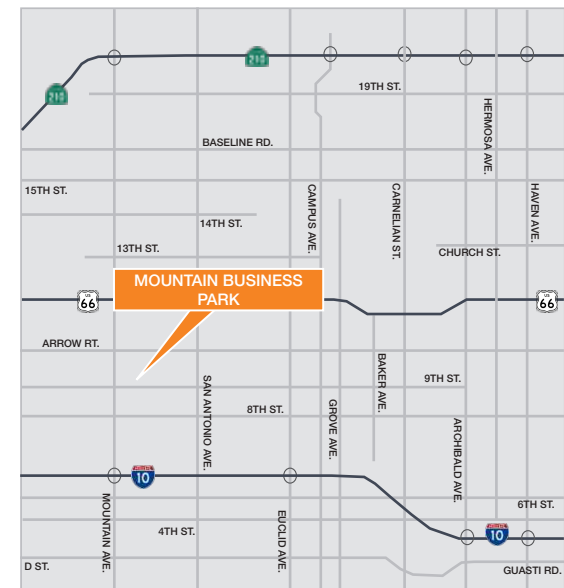
BEN PALITZ
909.373.2910
bpalitz@lee-assoc.com
DRE #02093182

LEE & ASSOCIATES - ONTARIO
3535 Inland Empire Boulevard
Ontario, California 91764
www.lee-associates.com



PROPERTY FEATURES

- ±140,020 SF – office/industrial
- Extensive exterior improvements planned
- Available Suites ±1,540 to ±3,080 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



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AVAILABILITIES

AVAILABLE

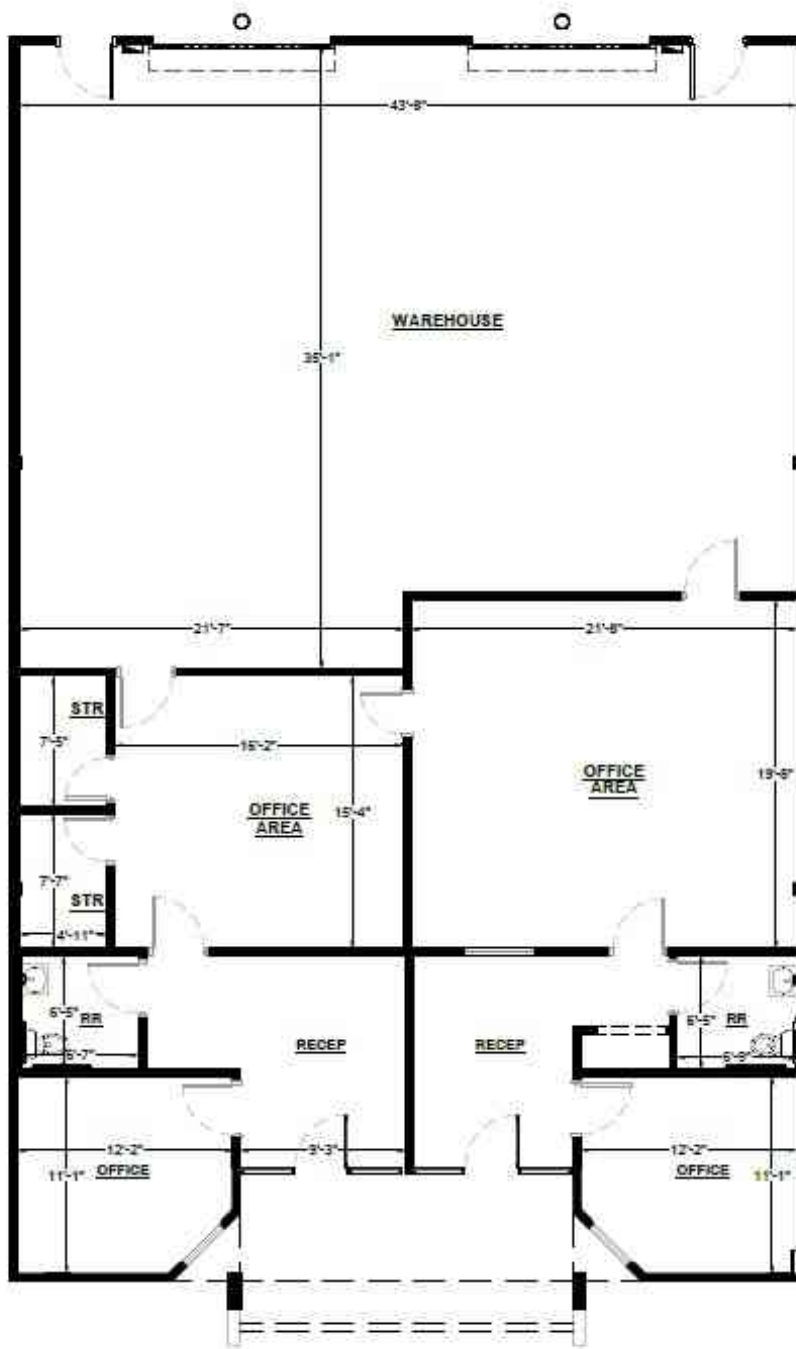
OCCUPIED

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	AVAILABLE
BLDG. 2 - 1117	±1,540	-	\$1.60 GROSS	09.01.2026
BLDG. 2 - 1123	±1,540	-	\$1.60 GROSS	09.01.2026
BLDG. 2 - 1151	±3,080	-	\$1.65 GROSS	09.01.2026

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1133-1117&1123 FLOOR PLAN I ±3,080 SQUARE FEET

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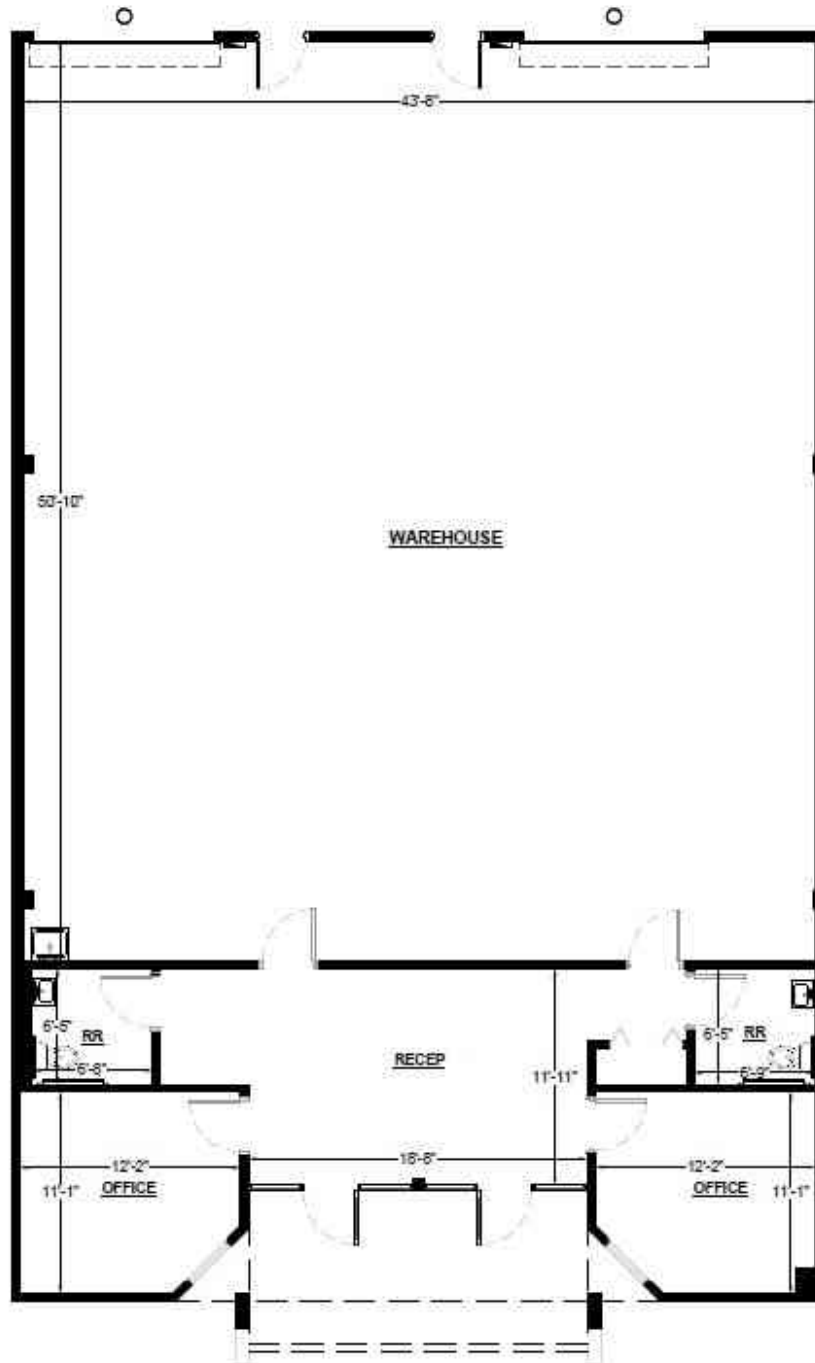
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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

MOUNTAIN BUSINESS PARK

1133-1133 FLOOR PLAN | ±1,540 SQUARE FEET

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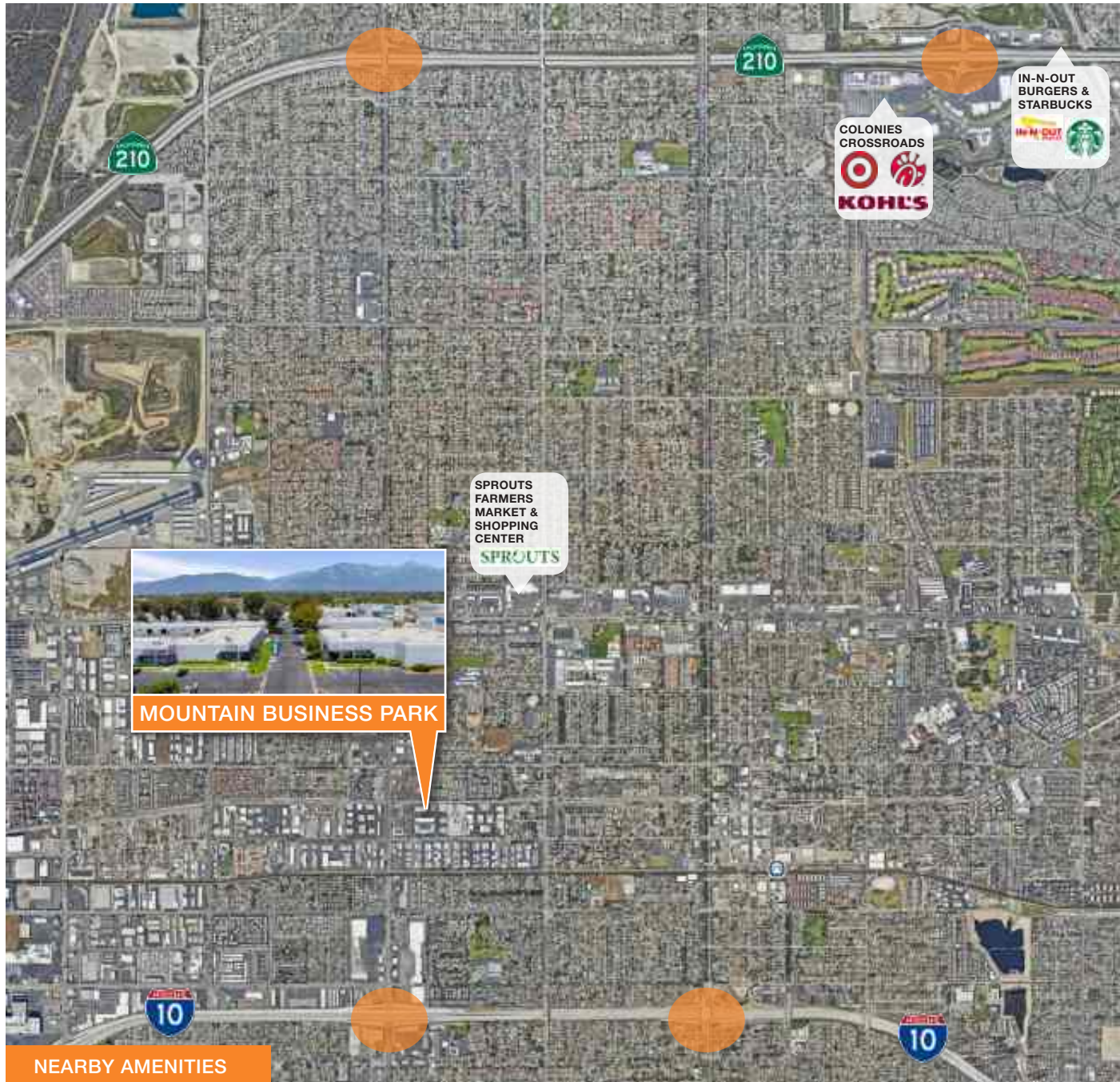
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MOUNTAIN BUSINESS PARK

AMENITIES

UNDER NEW OWNERSHIP



NEARBY AMENITIES

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

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NEARBY AMENITIES