

# FOR LEASE

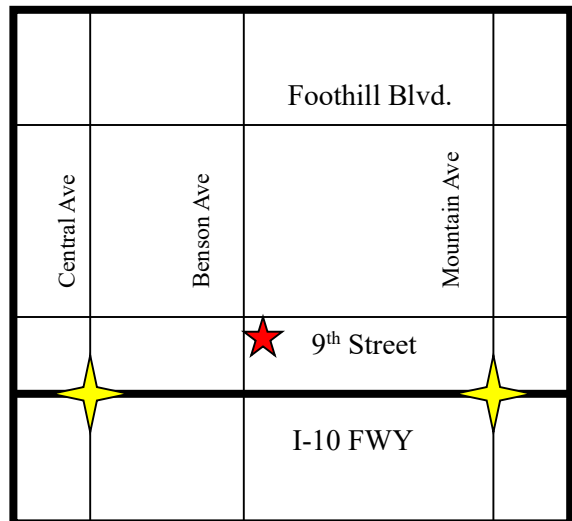
## 1,871 SF Commercial/Office Space

### Property Highlights:

- 2004 High Image Construction
- Buildings divisible to 800 sf Suites
- 4:1 Parking Ratio
- Signalized Intersection
- Individual Building Signage
- High Traffic Volume -18,400 CPD
- Individual identity/ Storefronts
- Fee Simple Ownership-No Assoc.
- Overhead Door/Yard on End Unit
- Close proximity to I-10 fwy & Montclair Regional Mall



**140 N. Benson Ave, Suite G, Upland CA**



**SEC 9<sup>th</sup> & Benson Ave.**

For More Information, Contact:

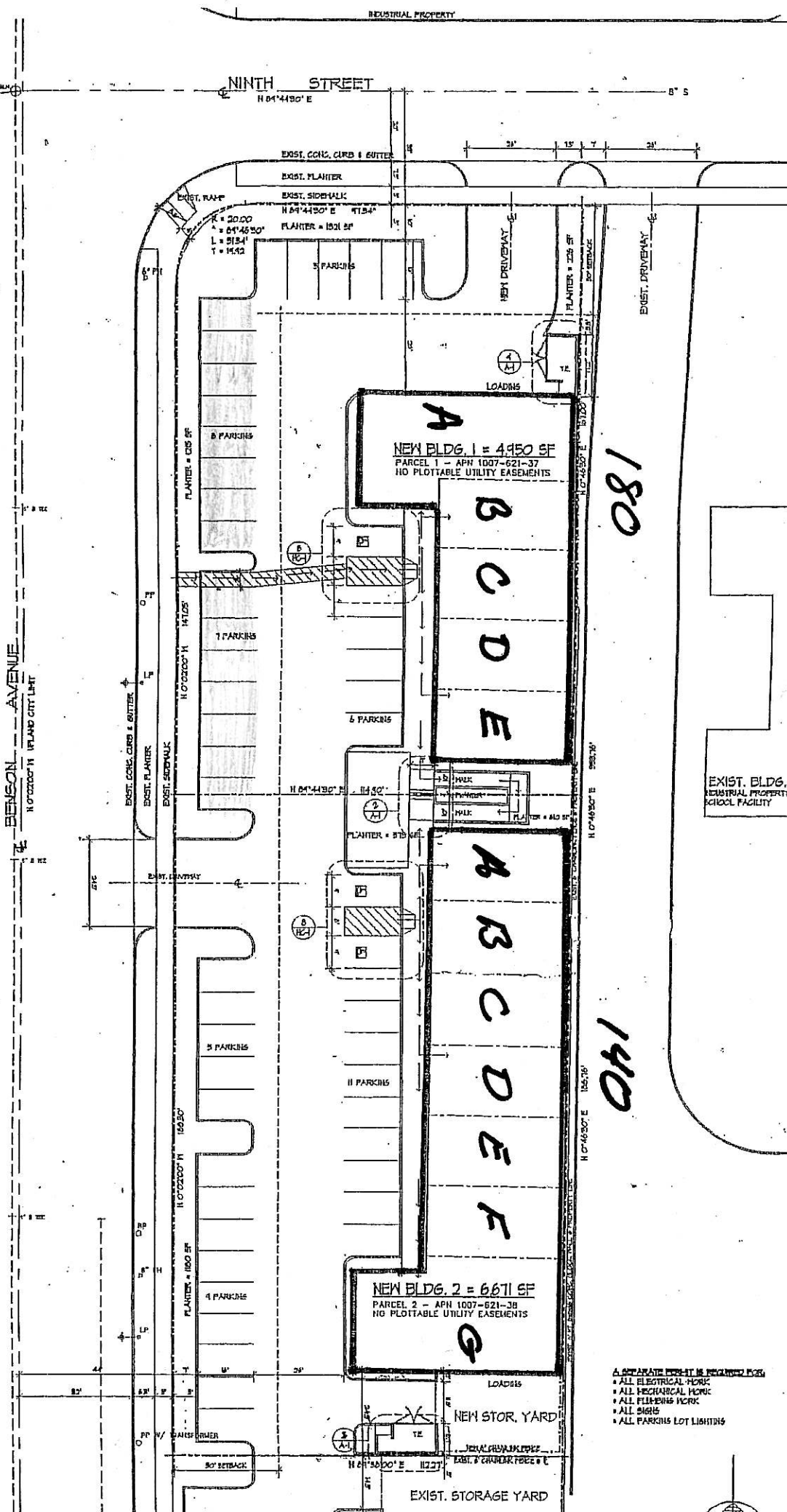
**Don Barmakian 909.945.4599**



10300 FOURTH STREET, SUITE 100 RANCHO CUCAMONGA, CALIFORNIA 91730

The information contained herein was obtained from third parties, and has been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and verify all information. Real Estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.

EXHIBIT "B"



SH. NO.	DESCRIPTION
A-1	SITE PLAN, DETAILS, NOTES & SCHEDULES
A-2	PARCEL/BLDG. 1 - FLOOR PLAN, ELEVATIONS, E
A-3	PARCEL/BLDG. 2 - FLOOR PLAN, ELEVATIONS, E
A-4	ROOF PLAN & DETAILS
A-5	WALL SECTIONS, DETAILS
A-6	GENERAL NOTES & SPECIFICATIONS
HC-1	DISABLED ACCESSIBILITY REQUIREMENTS
S-1	PARCEL/BLDG. 1 - FOUNDATION & ROOF FRMS.
S-2	PARCEL/BLDG. 2 - FOUNDATION & ROOF FRMS.
SD-1	GENERAL NOTES & DETAILS
F-1	FLUING PLANS, NOTES & SPECS
M-1	MECH. PLANS, NOTES & SPECS
E-1	SYMBOLS, SCHEDULES & NOTES
E-2	SITE PLAN, NOTES
E-2a	SITE LIGHTING PLAN, SCHEDULES
E-3	LIGHTING PLANS
E-4	POWER & SIGNAL PLANS
E-5	TITLE 24 COMPLIANCE FORMS
E-6	SINGLE LINE DIAGRAMS, PANEL SCHEDULES
E-7	SPECIFICATIONS

SITE & BUILDING DATA

TOTAL GROSS SITE AREA	40,448 SF
PROJECT NET SITE AREA	40,448 SF
BUILDING AREA	50 % MAX.
PROPOSED BLDG. AREA	11,621 S.F.
PARCEL 1	4,950
PARCEL 2	6,671
ZONE DESIGNATION	ML
OCCUPANCY	B/F-1/S-
TYPE OF CONSTRUCTION	V-II
MAXIMUM BUILDING HEIGHT	4 STORIES
PROPOSED BUILDING HEIGHT	+/- 20'-0"
ALLOWABLE BUILDING AREA SUMMARY:	
UBC TABLE 5-B (B, V-II)	8,000
PARKING SUMMARY:	
REQUIRED = 10,400/300 SF	35
PROVIDED PARKING	49
PAVED PARKING AREA	21,360
LANDSCAPE SUMMARY:	
10% PROJECT SITE AREA REQUIRED	4,044
LANDSCAPE AREA PROVIDED	4,760



VICINITY MAP  
PROJECT TEAM INFORMATION

<b>OWNER</b> RICHARD BARKER P.O. BOX 1363 UPLAND, CA 91785 (909) 982-7877	<b>ARCHITECT</b> ARCHITECTURE I 143 N. HARVARD CLAREMONT, CA (909) 621-1431 FAX (909) 621- CONTACT: BOB
<b>DEVELOPER</b> EXECUTIVE CAPITAL GROUP P.O. BOX 5125 FULLERTON, CA 92838 (714) 525-1500 FAX ((714) 525-3570 CONTACT: JOHN WILLET	<b>PROFESSIONAL EJ</b> ASHITON, VANCE 1182 MONTE VIC UPLAND, CA 91 (909) 920-018- FAX (909) 920- CONTACT: MIKE
<b>CIVIL ENGINEER</b> ANDREASEN ENGINEERING INC. 580 N. PARK AVENUE POMONA, CA 91768 (909) 623-1595 FAX (909) 620-0016 CONTACT: GARY ANDREASEN	<b>LANDSCAPE ARCHITECT</b> INTEGRATED DESIGN 409 HARVARD CLAREMONT, CA (909) 447-513- FAX (909) 984- CONTACT: DOUG
<b>ELECTRICAL ENGINEER</b> REDLANDS ENGINEERING 525 N. JERSEY ST., SUITE A REDLANDS, CA 92373 (909) 792-0811 (909) 792-6598 CONTACT: TOM LOZA	

FIRE DEPARTMENT DATA/NOTES

- 1) CALIFORNIA IS NOT TO BE USED FOR HIGH PILED STORAGE
- 2) ANY REQUIRED FIRE ALARMS, FIRE SPRINKLER OR FIRE IRT NECESSITATED BY THIS CONSTRUCTION MUST BE MADE AND PLANS APPROVED BY THE FIRE DISTRICT UNDER A SEPARATE

INITIAL HERE

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