

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

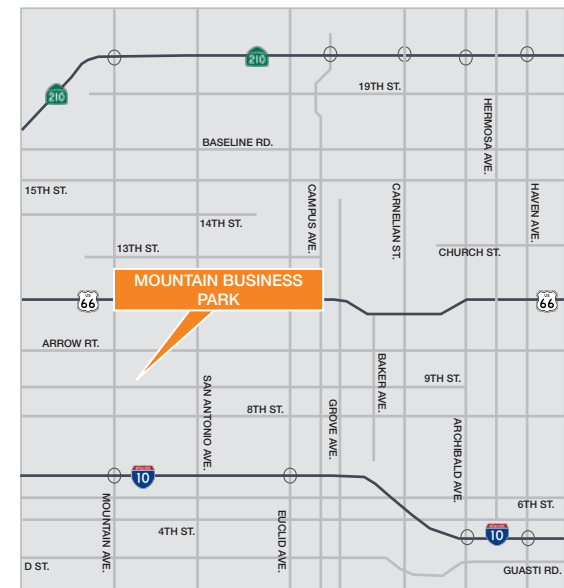
BEN PALITZ
909.373.2910
bpalitz@lee-assoc.com
DRE #02093182

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 ±11,900 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



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

MOUNTAIN BUSINESS PARK
 1101-1153 W. 9TH STREET,
 UPLAND, CALIFORNIA 91786



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 - 1133	±1,540	-	\$1.60 GROSS	NOW
BLDG. 3 - 1141	±8,138	-	\$1.14 NNN	07.01.2026

MOUNTAIN BUSINESS PARK

UNDER NEW OWNERSHIP



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

MOUNTAIN BUSINESS PARK

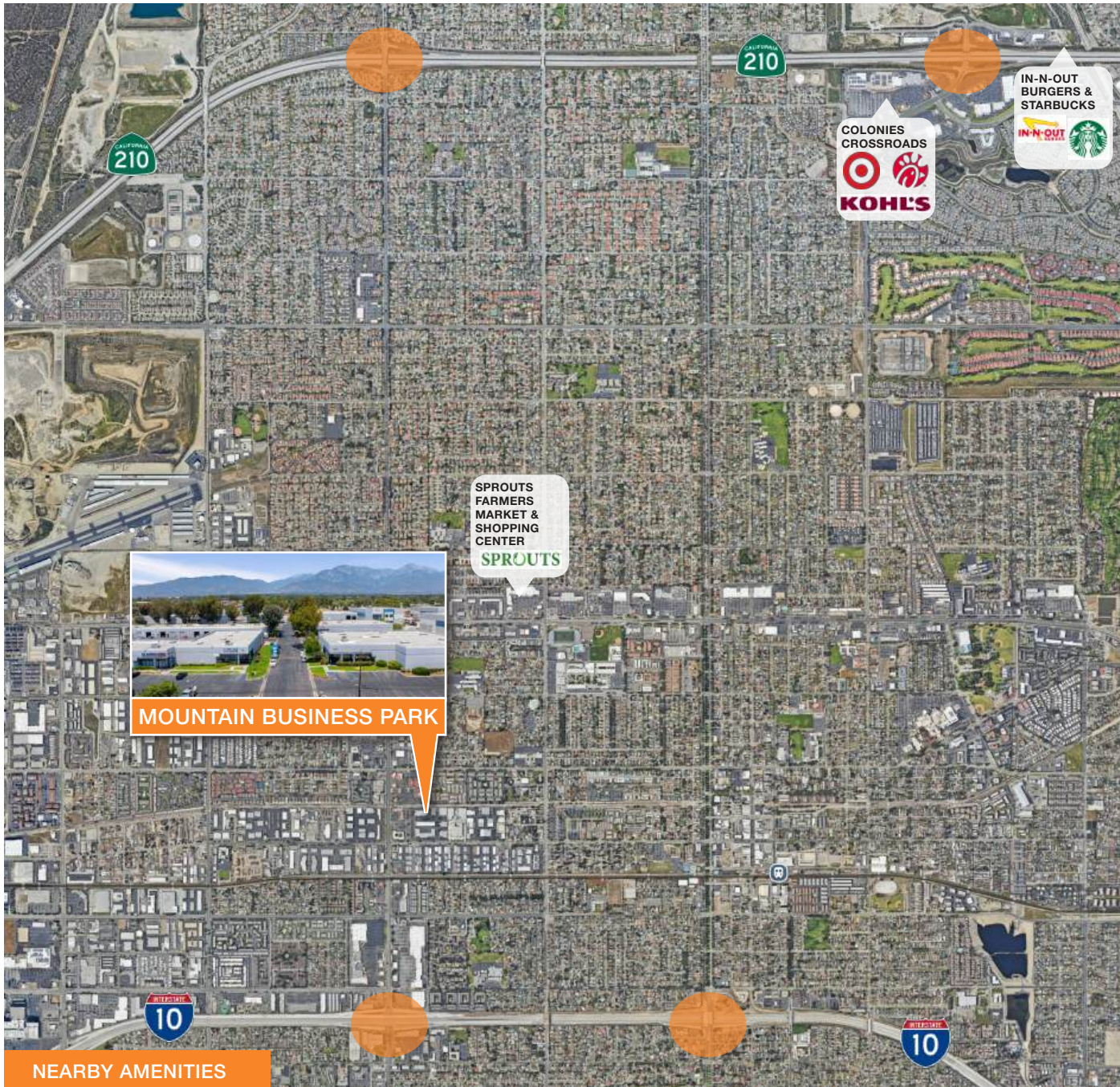
1101-1153 W. 9TH STREET,
UPLAND, CALIFORNIA 91786

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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

FOR MORE INFORMATION

KEN JONES, SIOR
909.373.2910
kjones@lee-assoc.com
DRE #01703262

BEN PALITZ
909.373.2926
bpalitz@lee-assoc.com
DRE #02093182

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

MOUNTAIN BUSINESS PARK
1101-1153 W. 9TH STREET,
UPLAND, CALIFORNIA 91786



NEARBY AMENITIES