

FOR LEASE

QUALITY CONCRETE TILT-UP CONSTRUCTION

943-963 SEABOARD CT.

UPLAND | CA



±8,484 – ± 9,109 SF (±17,593 SF TOTAL)
TWO (2) BUILDINGS WITH FENCED YARDS



PROPERTY HIGHLIGHTS



±8,484 SF – ±9,109 SF
±17,593 SF Total



25-50*
Parking Spaces



Quality Concrete
Tilt-up Construction



400 Amps,
120/480 Volt Power
(Expandable)



±1,200 SF up to ±5,000 SF
(or to suit) of Improved Office Space



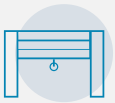
±16'
Warehouse Clearance



Fire Sprinklers | Skylights



Fenced Yard Area



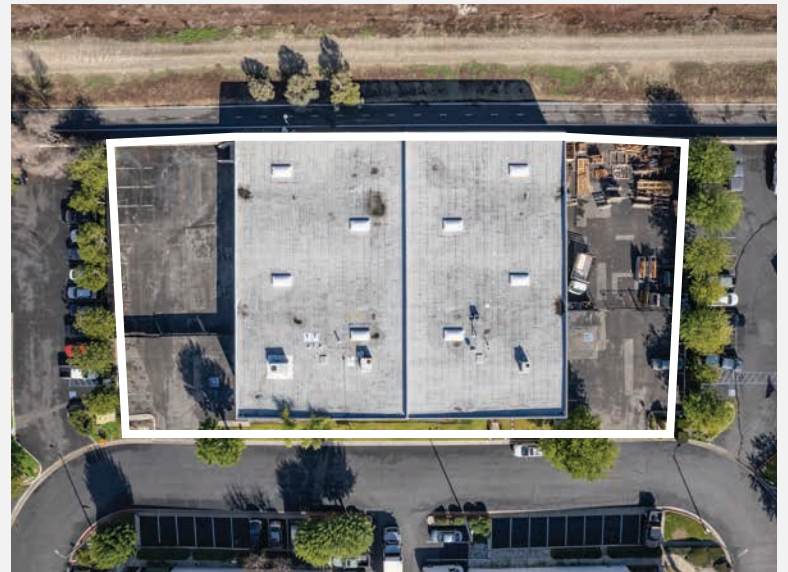
Ground Level Doors
(10'x12' & 10'x14')



Call Broker to Show

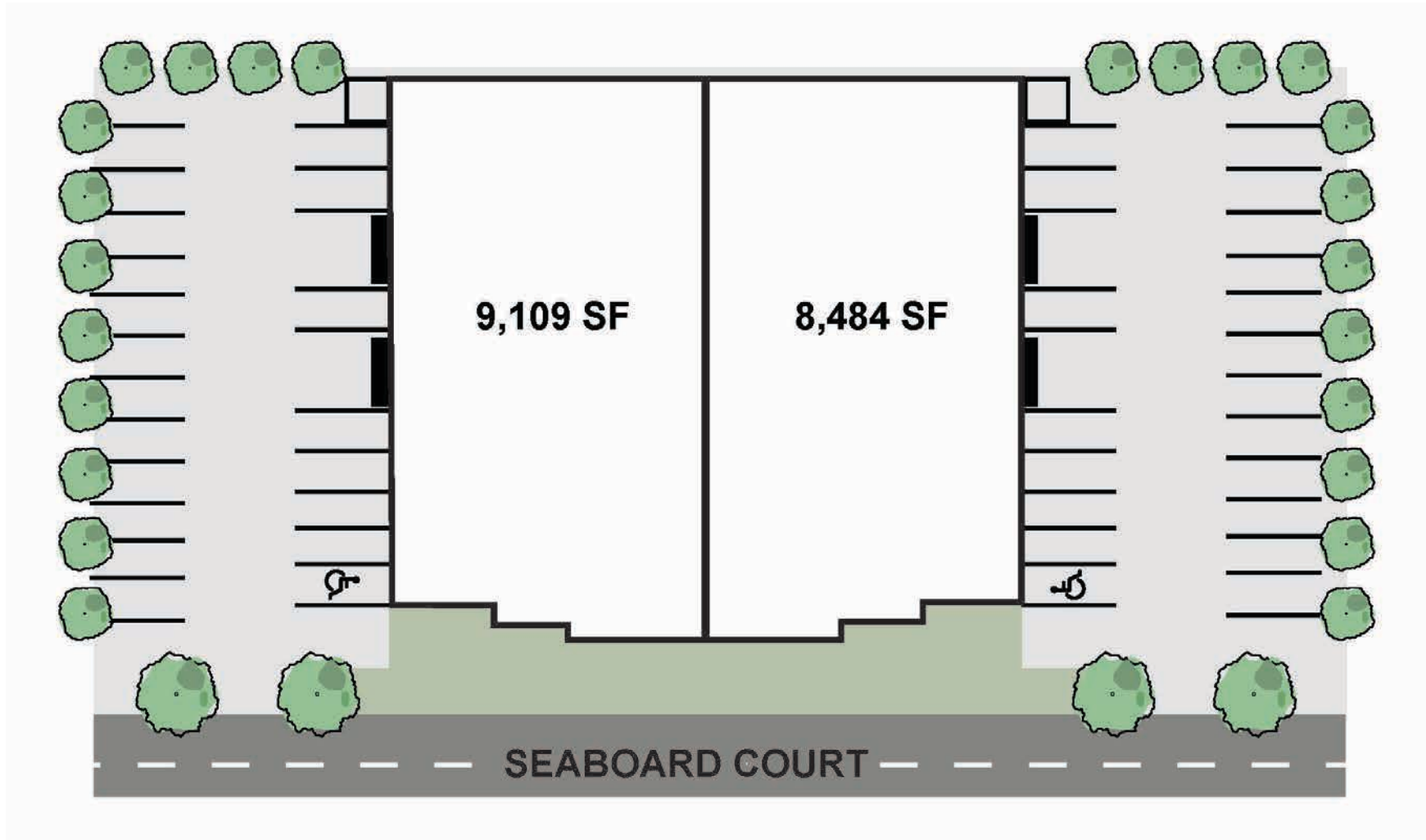
*Approximate

AERIAL



FOR LEASE 943-963 SEABOARD CT. | UPLAND | CA

SITE PLAN





PHOTOS



AMENITIES MAP





AERIAL

N. MOUNTAIN AVE.

W 8TH ST.

N. SAN ANTONIO AVE.



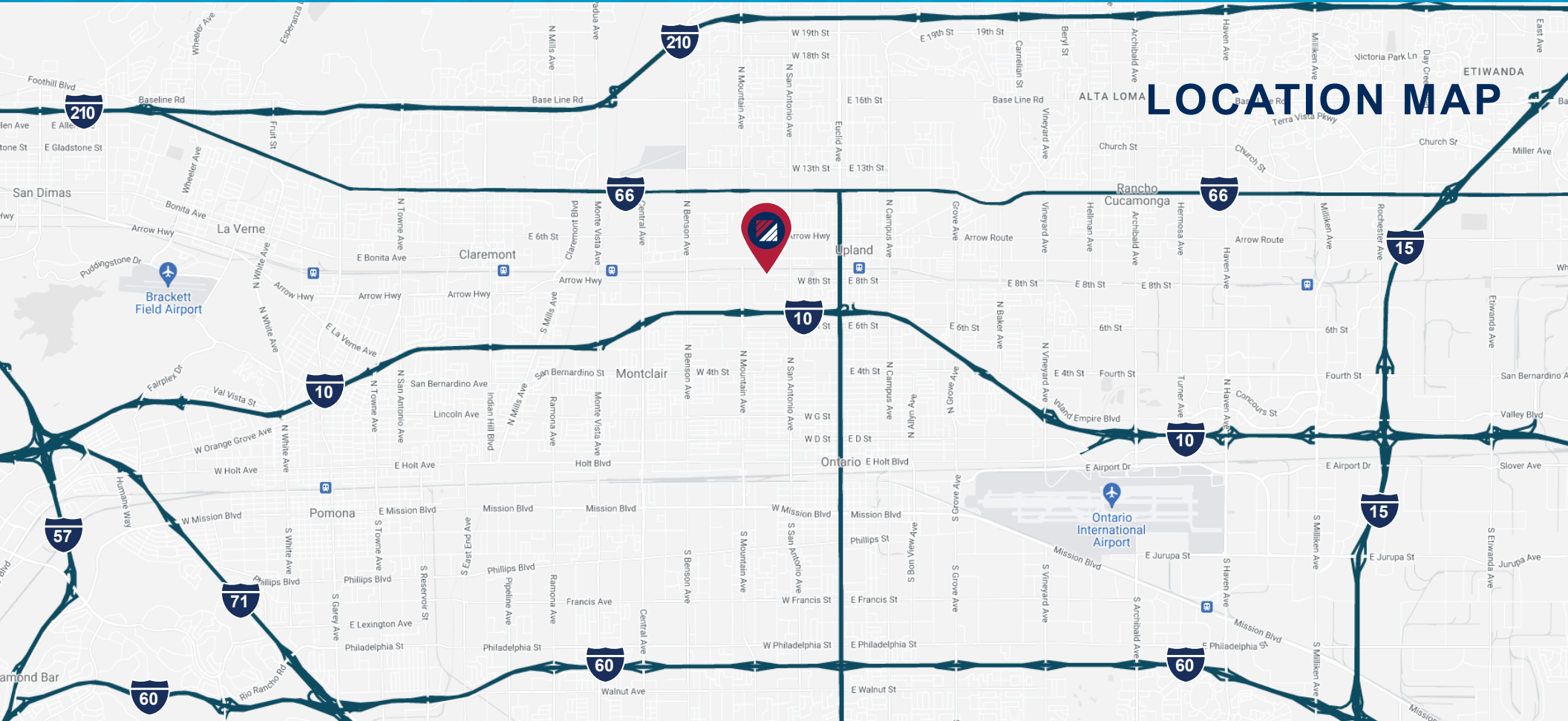
**SUBJECT
PROPERTIES**

W. 9TH ST.

SEABOARD CT.



LOCATION MAP



DESTINATIONS	DISTANCE
San Fernando Valley	49 Mi.
Beverly Hills	48 Mi.
Hollywood	40 Mi.
Downtown Los Angeles	36 Mi.
Los Angeles Intl. Airport	50 Mi.
Port of Los Angeles	51 Mi.

DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2010 Population	172,917	402,115	888,167
2022 Population	184,776	424,030	965,057
2027 Population Projection	191,165	435,569	992,630
Avg Household Income	\$89,747	\$94,861	\$105,261
Median Household Income	\$70,863	\$74,958	\$85,220