

FOR SALE OR LEASE

**1232**  
**W 9TH ST**  
UPLAND, CA 91786

**YOUR BRAND HERE**

AUTO BODY & REPAIR /  
MANUFACTURING & DISTRIBUTION /  
SERVICE USES

OPEN

BODY  
SHOP

1232

**STRATTON**  
INTERNATIONAL

STRATTONINTERNATIONAL.COM





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**AUTO BODY & REPAIR**



**Robert Stratton**

CEO/President - DRE #01182000

Cell: 661-212-5699 | Office: 661-702-9700

Robert@StrattonInternational.com



**Ben Spring**

Sales Associate - DRE #02121445

Cell: 661-803-7477 | Office: 661-702-9700

Ben@StrattonInternational.com

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OFFERING SUMMARY

## 1232 W 9TH ST

### TURN-KEY AUTO BODY & REPAIR

Stratton International is proud to present a prime automotive opportunity at 1232 W 9th St, Upland, CA, available for both sale and lease. This 9,600 sq.ft. property is a part of the 9th St Center, a master-planned Industrial development. The center, encompassing five industrial/commercial buildings on a 1.61-acre parcel, boasts ample unreserved parking and exceptional accessibility to major highways including I-10, I-15, CA-66, CA-210, CA-60, CA-57, and CA-71.

The property itself is configured as an auto repair/auto body shop, but its versatile design allows for a range of industrial uses such as warehousing or distribution. It features an efficient layout that includes a welcoming reception lobby, private office space, and private restrooms. The large workshop area is equipped with two 12x11' drive-thru truck doors, a permitted paint booth, and ample open shop space, making it ideal for a variety of business operations. For more information on this availability please contact Robert Stratton.

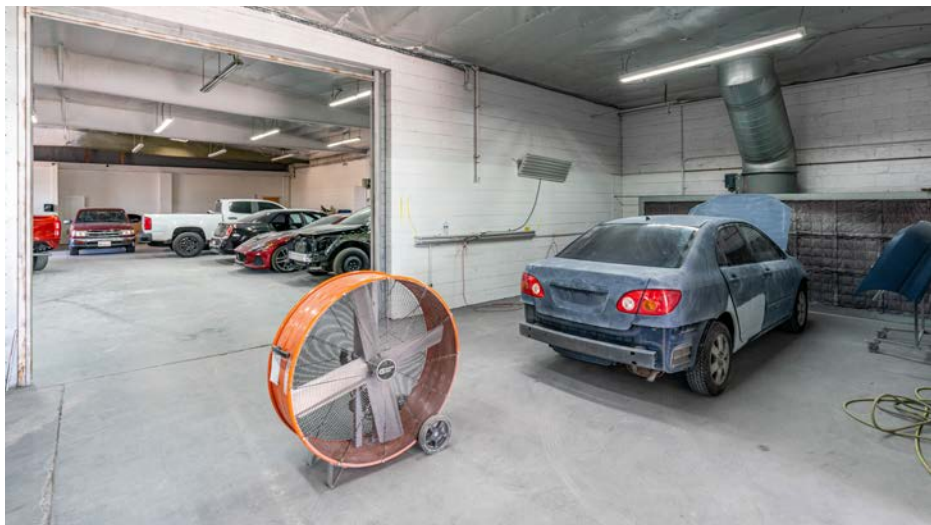
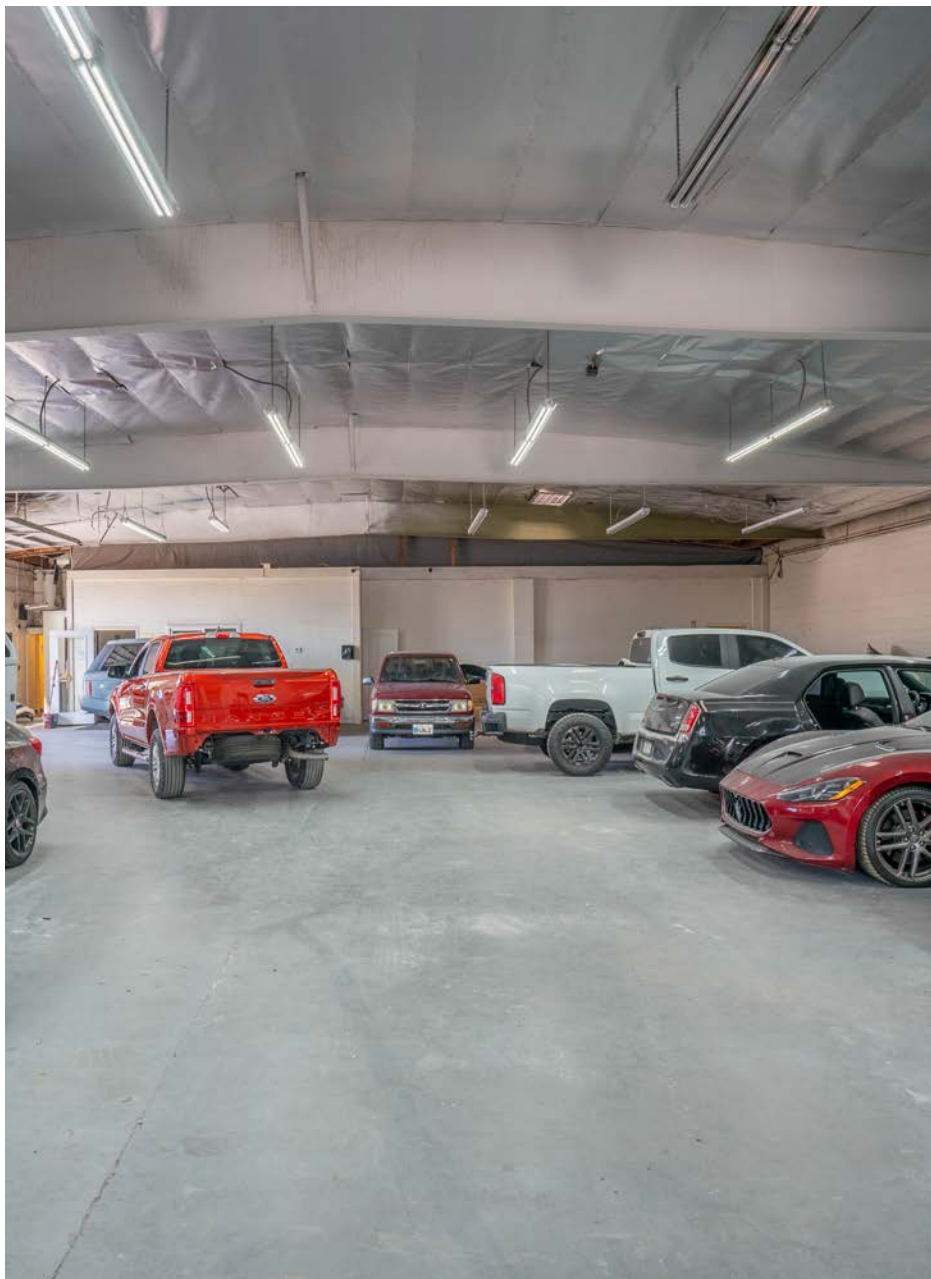
<b>BUILDING SQ.FT.</b>	9,600±
<b>YEAR BUILT</b>	1979
<b>ZONING</b>	HC
<b>DRIVE-THRU DOORS</b>	2X 12'X11'
<b>APN</b>	1007-591-10











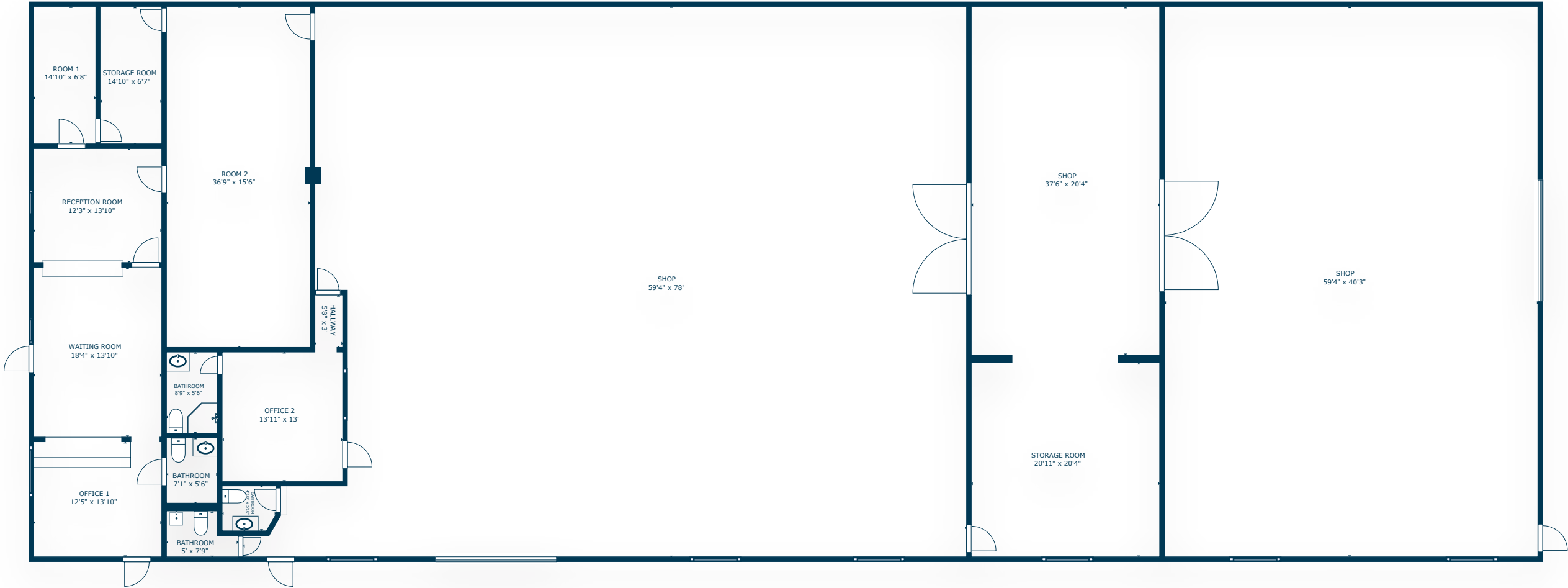






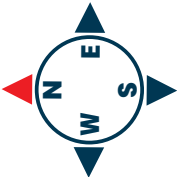
1232  
W 9TH ST

UPLAND, CA 91786  
FLOOR PLAN

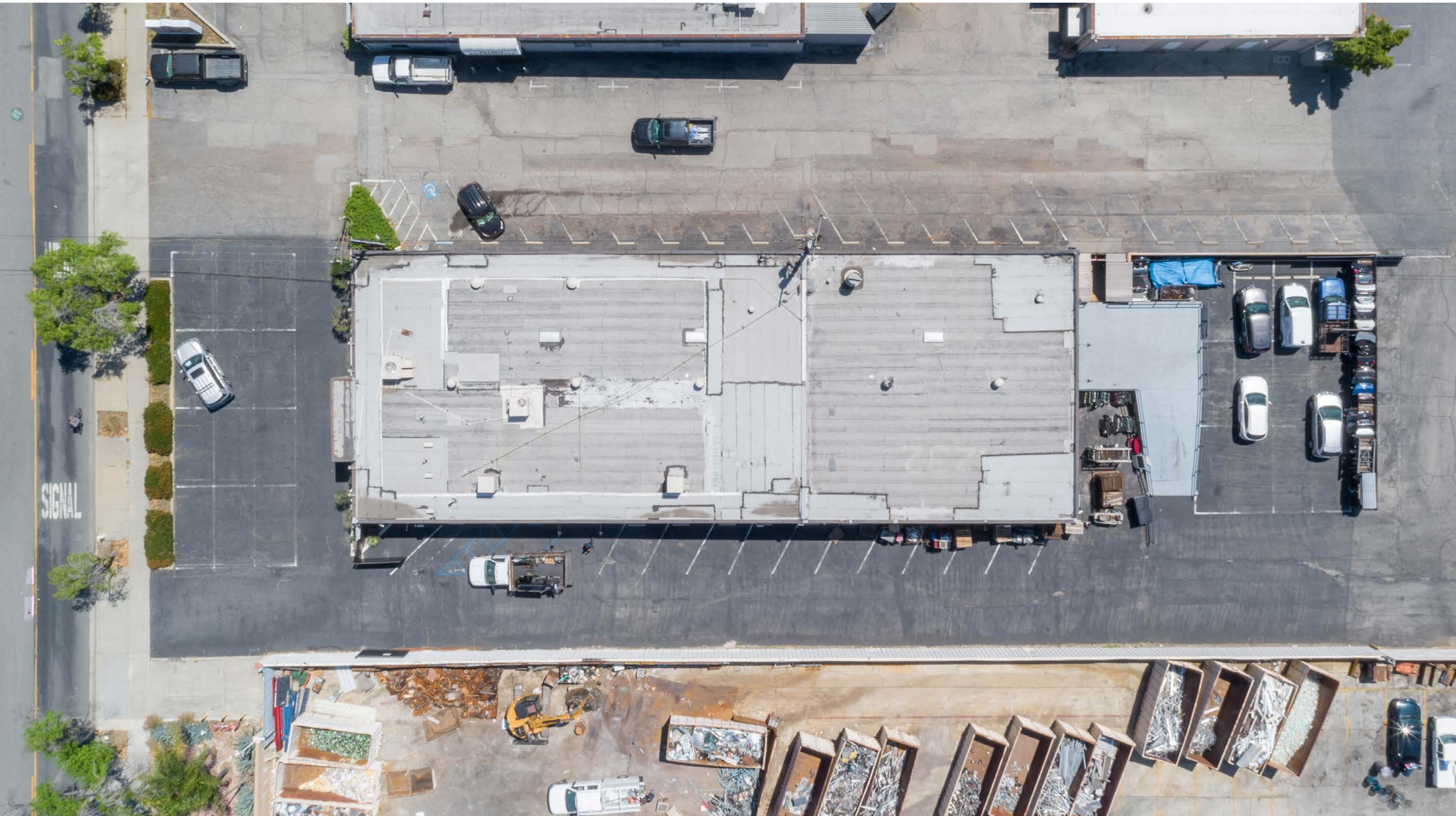


SCAN, TAP or CLICK!

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**FOR MORE INFORMATION:**



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