

FONTANA FOOTHILLS COMMERCE CENTER

FONTANA, CA



CLASS A, STATE-OF-THE-ART, LEED
CERTIFIED INDUSTRIAL PORTFOLIO

100% LEASED WITH IG CREDIT
& 9.9 YEAR WALT

EXTREMELY RARE, CORE
OFFERING OF SCALE

PREMIER INLAND EMPIRE
WEST LOCATION

TEASER



THE OFFERING

TROPHY QUALITY, CORE PORTFOLIO INVESTMENT OPPORTUNITY

JLL Industrial Capital Markets, serving as the exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in **Fontana Foothills Commerce Center (“FFCC” or the “Portfolio”)** – an institutional quality, stabilized portfolio featuring two (2) buildings totaling ±761,585 SF and showcasing best-in-class 2023 Inland Empire industrial construction standards. The Portfolio is 100% leased with 9.9 years of WALT and healthy 3.96% weighted average annual rent bumps. Offering a sector diverse and entirely U.S. based rent roll, the Portfolio is anchored by AmerisourceBergen (recently rebranded to “Cencora”) a S&P:BBB+ rated, publicly traded Fortune #10 pharmaceutical company; and Fusion Transport – a reputable U.S. based 3PL with over 40 years of supply chain experience and clientele that includes Walmart, Target, CVS, Walgreens, Best Buy, and Staples. Furthermore, AmerisourceBergen has made their long-term commitment to this location known, making a significant capital investment into their facility for pharmaceutical storage and distribution.

Located in Fontana’s Southwest Industrial Park (SWIP), within the Inland Empire West – one of Southern California’s most coveted industrial markets, the Portfolio benefits from its advantageous, infill position directly adjacent to I-10, offering connectivity to the broader region via I-15, I-215, and SR-60. This irreplaceable location faces stringent future development constraints as a result of AB-98 and overall land availability, with this scarcity of supply creating potential for steep rent growth in the coming years. **Fontana Foothills Commerce Center is a truly best-in-class core portfolio that accurately services the Inland Empire West market and presents an attractive opportunity for investors to acquire Class A+, stabilized product with strong in-place cash flow. Notably, the acquisition basis is below today’s replacement costs and substantially under peak market cost basis for Inland Empire core product.**



INVESTMENT SUMMARY

	11119 Juniper Ave	16774 Jurupa Ave	Portfolio
Rentable Building Area	436,424 SF	325,161 SF	761,585 SF
Clear Height	36'	36'	36'
Year Built	2023	2023	2023
Occupancy	100%	100%	100%
WALT (A/O June 2025)	13.4 Yrs	5.1 Yrs	9.9 Yrs
Tenants	AmerisourceBergen Drug Corp. / Cencora (NYSE: COR; S&P:BBB+, Fitch:A-, Moody's:Baa2)		Fusion Transport
Wght. Avg. Annual Escalations	3.75%	4.25%	3.96%
In-Place Rent (A/O June 2025)	\$1.18 PSF/Mo NNN <i>See Financial Overview for Add. Info</i>	\$1.84 PSF/Mo NNN	\$1.46 PSF/Mo NNN

INVESTMENT HIGHLIGHTS

COMMITTED TENANCY WITH LONG-TERM, STABLE CASH FLOW

- Portfolio is 100% leased to Fusion Transport and AmerisourceBergen Drug Corporation (S&P:BBB+, NYSE:COR), with AmerisourceBergen investing millions of dollars of their own capital into the facility.
- 9.9 years of WALT remaining with weighted average annual contractual rent escalations of 3.96%.
- Limited developable land, strict regulations, and AB98 constraints restrict future growth in the Inland Empire, which underscore the value of best-in-class existing properties and position the Portfolio to capture significant projected rent growth over the medium and long term.

INSTITUTIONAL CALIBER CLASS A+ DESIGN, PURPOSE-BUILT TO SERVE THE INLAND EMPIRE

- Top-tier quality construction characteristics throughout
- LEED Certified
- 36' clear heights
- ESFR Sprinklers
- 0% ("super flat") slope on slab floors, providing future proofing for tenants with narrower aisle requirements for their racking and/or specialized automation
- Impressive 375'-390' deep, single side-load building configuration featuring 8" concrete slabs with EP90 throughout, reinforced with 4,000 PSI
- High-image office finish (2.1% of RSF)
- 104 dock high door positions (85 featuring 40K lb hydraulic pit levelers)
- Fully concrete 185' truck courts
- Abundant on-site trailer/truck storage and employee parking



INVESTMENT HIGHLIGHTS CONT.

EXCELLENT BASIS FOR CORE INDUSTRIAL

- Ability to acquire a new construction, Inland Empire West industrial portfolio below today's replacement cost, in a market with substantial regulatory challenges for future development.
- Portfolio is being offered at a $\pm 35\%$ discount to peak basis for core product in the West.

IDEAL SIZE RANGE AMONGST COMPETITIVE SET

- The Inland Empire West is experiencing tightening vacancy rates in key size segments. Class A & B properties in the 300–399K SF and 400–499K SF ranges are experiencing vacancy rates of 4.85% (healthy) and 1.29% (tight), respectively.
- Based on tenant activity, the existing supply of available 400–499k SF buildings is expected to lease within the next 12 months, followed by the 300–399K SF size segment within the next 24 months. At this velocity, the Inland Empire West will experience significant supply constraints beginning in 2027, pushing rent growth in later years (based on the average 5-yr historical leasing in these size segments).

DIVERSE, U.S. BASED, BALANCED TENANCY EXPOSURE

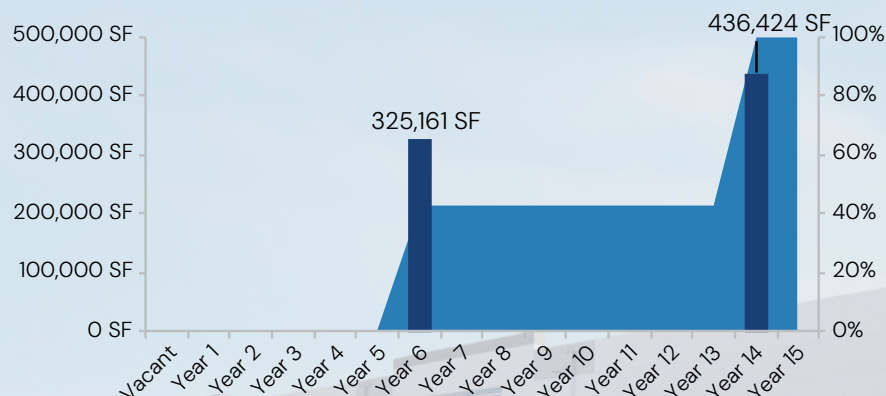
11119 JUNIPER AVE - AMERISOURCEBERGEN / CENCORA

- Fortune #10 Company
- Traded as "COR" on the New York Stock Exchange
- Investment grade credit rated BBB+ by S&P, Baa2 by Moody's and A- by Fitch
- \$290 billion in annual revenue
- Sticky tenancy, currently working on permits for significant investment in additional tenant improvements in their space

16774 JURUPA AVE - FUSION TRANSPORT

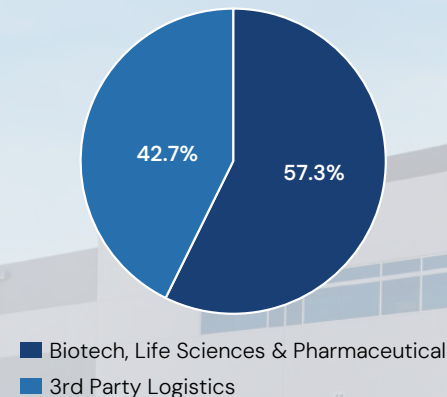
- Reputable firm with over 40 years of supply chain experience.
- Providing services for the nation's largest retailers: Walmart, Target, CVS, Walgreens, Best Buy, Staples
- Five warehouse locations nationwide with this Property being their only West Coast presence. Other Landlords nationally include institutions such as Prologis, QuadReal, and PIMCO.

LEASE EXPIRATION SCHEDULE



FONTANA FOOTHILLS COMMERCE CENTER

TENANT INDUSTRY EXPOSURE



100% U.S. BASED
TENANCY

PROPERTY OVERVIEW

11119 JUNIPER AVE, FONTANA, CA

Clear Height	36'
Building Size	436,424 SF
Dock Doors	58 DH / 2 GL
Office SF	9,427 SF (2.2%)
Trailer Parking	87 Stalls



PROPERTY OVERVIEW

16774 JURUPA AVE, FONTANA, CA

Clear Height	36'
Building Size	325,161 SF
Dock Doors	46 DH / 2 GL
Office SF	6,702 SF (2.1%)
Trailer Parking	65 Stalls



INVESTMENT HIGHLIGHTS CONT.

STRATEGIC INLAND EMPIRE WEST LOCATION

- Core logistics location ± 1.3 miles from I-10 with connectivity to I-15, I-215, and SR-60 allowing for seamless servicing to the broader Southern California region.
- Situated in Fontana's Southwest Industrial Park (SWIP), this area is purpose-built for transportation and logistics businesses, dedicating spaces for trucking operations, warehousing, and vehicle storage. The City's focus on boosting employment, coordinated planning, and improved truck circulation drives regional economic growth, offering investors a resilient location tailored to logistics infrastructure.
- Proximate access to the twin Ports of Los Angeles and Long Beach, ranked the #1 and #2 container ports for over 24 years.
- Located within ± 15 miles from the Ontario and San Bernardino International Airports, major distribution hubs that combined delivered over one million tons of freight in 2024.
- Eight (8) BNSF and Union Pacific intermodal rail yards within ± 65 miles, optimizing supply chain logistics and driving tenant demand.



INLAND EMPIRE WEST SUBMARKET OVERVIEW

The Inland Empire West submarket is one of the most established industrial markets in the nation consisting of Chino, Eastvale, Fontana, Jurupa Valley, Mira Loma, Montclair, Ontario, Rancho Cucamonga, and Upland. Totalling over 329.9 million s.f. of warehouse/distribution inventory, the supply chain and logistics infrastructure paired with the relative proximity to Southern California's population base of 25 million, make it an essential location for large distribution users.

The Inland Empire West continues to demonstrate robust performance. Total occupancy levels in the West (as of Q4 2024) sit at approximately 93.3% driven largely by a successful 2024 of leasing activity equating to 87 new leases signed, a 78% increase from 2023 and 50% increase from the five-year average. As fundamentals have shifted, tenants have prioritized location, both to the Twin Ports and the robust Southern California consumer base, positioning the West to remain highly attractive for tenants and investors.

FUTURE SUPPLY TRAJECTORY FOR CLASS A, COMPETITIVE PRODUCT

Despite recent leasing activity, construction starts remain at an all-time low with only nine (9) buildings totaling ±3.6 million s.f. of entitled & CEQA approved projects across the Inland Empire West. Furthermore, only one (1) of these projects is expected to break ground in 2025, with the remaining projects on hold due to financing constraints, project phasing, or shifting internal plans. **The lack of anticipated future development is likely to contribute to accelerated rent growth in the coming years, as demand continues to outpace the limited Class A, new construction supply in the market.**

INLAND EMPIRE WEST SUBMARKET

(SOURCE: JLL RESEARCH, Q4 2024)

±329.9M S.F.

WHSE/DISTRIBUTION INVENTORY

±1.47M S.F.

QUARTERLY NET
ABSORPTION

±10.4M S.F.

2024 TOTAL NET
ABSORPTION

±4.85%

VACANCY IN
300-399K SF SIZE
SEGMENT

Class A / B Product

±1.29%

VACANCY IN
400-499K SF SIZE
SEGMENT

Class A / B Product

NEW MARKET ACTIVITY BY SIZE RANGE | INLAND EMPIRE WEST





Ontario
International
Airport

FedEx
Walmart
Iron Mountain



Ryder Logistics
Weber Logistics
Trader Joe's
Geodis
Lowe's
DHL

ACT Fulfillment

Saia Freight

Oldcastle

Kal Freight

Manasha

Samyang Logistics

Maxzone

LQK

Black & Decker

Coaster
Furniture

Manheim

Cianaio (Alibaba)

McKinney
Trailer

Walmart

CITRUS AVE

Delta Galil

Sub-Zero

Smugdesk

STG Logistics

Elogistek

Amazon

Vistar

Bloomsung

JUNIPER AVE

FONTANA FOOTHILLS
COMMERCE CENTER

JURUPA AVE

SANTA ANA AVE

SIERRA AVE

Campbell's



NRI Distribution

Sierra Crossroads Shopping Center
Walgreens Starbucks Chevron Stater Bros Market Wells Fargo Jack in the Box Subway FedEx Bank of America

UPS
TireCo
UNIS
CJ Logistics
TireHub
Ledvance

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FONTANA FOOTHILLS COMMERCE CENTER

REAL ESTATE CAPITAL MARKETS SOLUTIONS DELIVERED NATIONWIDE - FROM STRATEGY TO EXECUTION.



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