SWALLOWS CREEK

BUILDING 1 ±101,508 SF BUILDING 2 ±20,800 SF BUILDING 3 ±14,000 SF





Class A property



±30' clear height



33 dock high doors



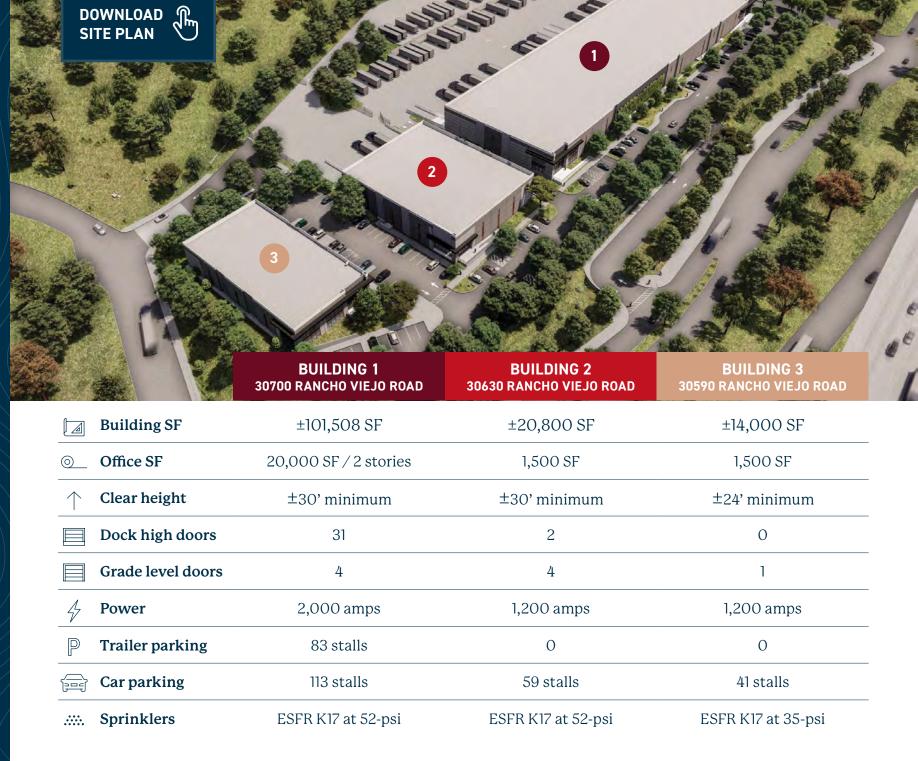
Direct access to I-5 freeway

Miles to Ports of Long Beach & L.A.

Miles to LAX

Miles to Port of San Diego





PAGE 2 SWALLOWS CREEK



BUILDING 1 FEATURES



±101,508Building SF



±20,000Two-story office SF



±30' Minimum clear height



31 Dock high doors



Grade level doors



2,000 AMPSPower



83 STALLS Trailer parking



113 STALLSCar parking



ESFR K17 AT 52-PSI Sprinklers

PAGE 3
SWALLOWS
CREEK



BUILDING 2 FEATURES



±20,800Building SF



4 Grade level doors



±1,500 Office SF



1,200 AMPSPower



±30' Minimum clear height



59 STALLSCar parking



Dock high doors



ESFR K17 AT 52-PSISprinklers

PAGE 4
SWALLOWS
CREEK



BUILDING 3 FEATURES



±14,000Building SF



±1,500 Office SF



±24' Minimum clear height



Grade level door



1,200 AMPSPower



41 STALLSCar parking



ESFR K17 AT 35-PSI Sprinklers

PAGE 5
SWALLOWS
CREEK



Site reaches **4.5M people** in San Diego County, the 6th largest county in the U.S.

I-5 freeway frontage, Southern California's #1 connection to San Diego and Los Angeles

265,000 cars per day frontage + signage on San Diego (I-5) Freeway

7.1M population within 60 minutes of the site

5,000 new homes within 10 minutes of site: Rancho Mission Viejo

3.2M homes within 60 minutes of site

DRAYAGE RATE COMPARISON CHART

Source: JLL Research April 2024

Submarket	(From LA/LB Port)	(Cost Difference Per Container)
Anaheim	\$525	-
Fontana	\$752	\$227
Perris	\$895	\$370
Las Vegas	\$1,875	\$1,350

SWALLOWS CREEK

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