

ADELANTO AIRPORT LOGISTICS CENTER

±2,483,836 SF
STATE-OF-THE-ART CAMPUS

**2 FULLY ENTITLED, PLANNED
DISTRIBUTION CENTERS**



ADELANTO, CA

 **JLL®**  **STEELWAVE**

CAMPUS HIGHLIGHTS



Located within the
Airport Development
District (ADD)



Multi-building
Industrial Campus



±128.26 Acres with
±2,483,836 SF of
Building Space



Adjacent to
Southern California
Logistics Airport



Immediate Access
to I-215 & SR-395
Freeways

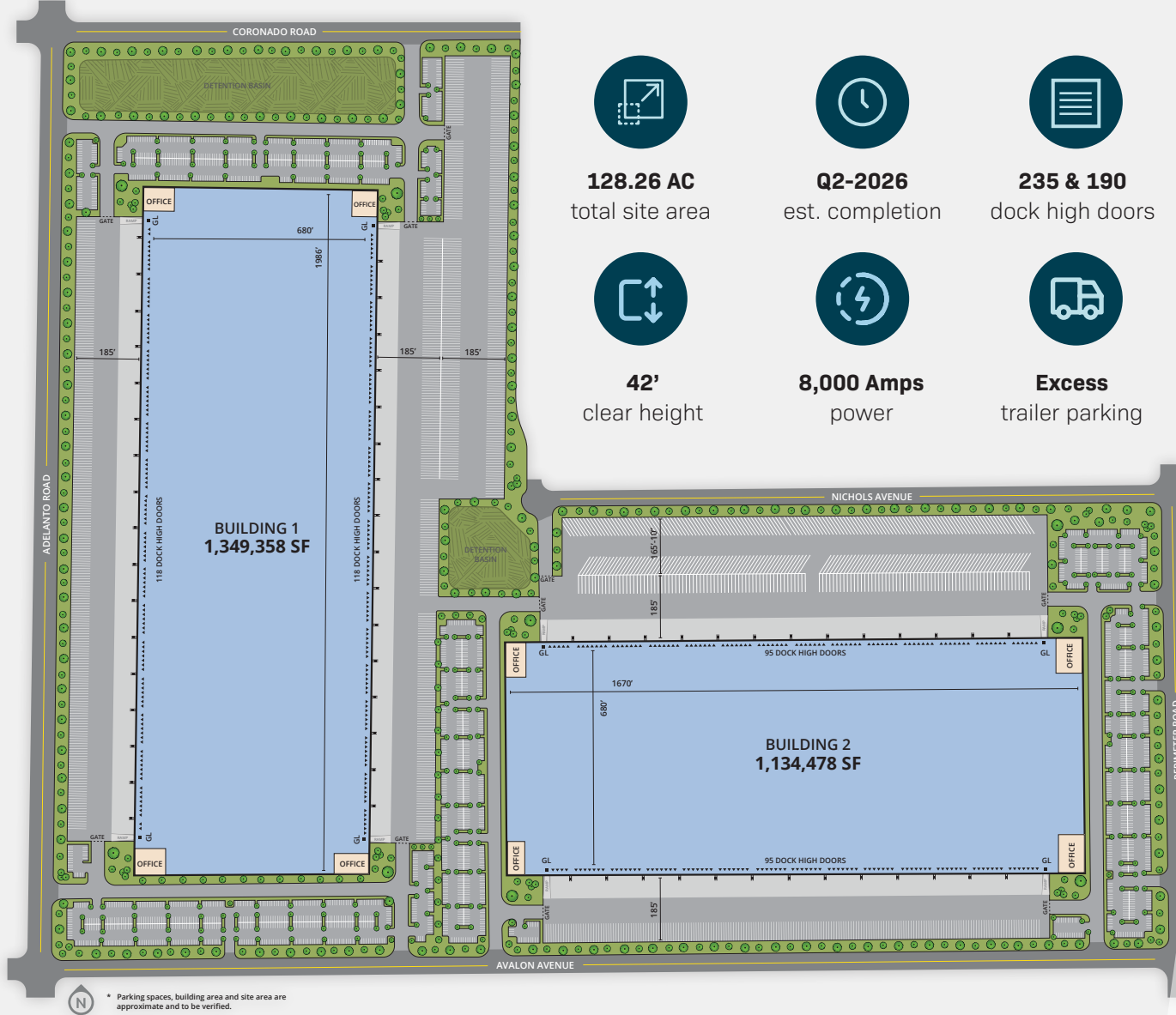
HIGHLIGHTS

Excellent Circulation
with Secured Access

Above Standard
Trailer Parking

Separated Associate
Parking

BUILDING FEATURES



128.26 AC
total site area

Q2-2026
est. completion

235 & 190
dock high doors

42'
clear height

8,000 Amps
power

Excess
trailer parking

BUILDING ONE

- » Crossdock Loading Facility
- » ±1,349,358 SF Building Area
- » ±69.58 acres
- » Build-to-Suit Office Space
- » 235 Dock High Doors
- » 4 Ground Level Doors
- » ±185' - 270' Fully Secured Truck Courts
- » 575 Trailer Parking Spaces
- » 799 Auto Parking Spaces

BUILDING TWO

- » Crossdock Loading Facility
- » ±1,134,478 SF Building Area
- » ±58.68 acres
- » Build-to-Suit Office Space
- » 190 Dock High Doors
- » 4 Ground Level Doors
- » ±185' - 270' Fully Secured Truck Courts
- » 486 Trailer Parking Spaces
- » 816 Auto Parking Spaces

BLUE CHIP NEIGHBORS



IE NORTH ADVANTAGE

5th FASTEST

Growing county in the U.S.

20 MILLION

Customers within 2-hour drive from project

B2B HUB

Minutes from the thriving business hub throughout the Inland Empire

ACCESS

Immediate access to US-395 and close proximity to I-15, linking to the 11 western states

LABOR

Incredible labor environment with large resident worker growth patterns

STRATEGIC LOCATION

- **E-Commerce Fulfillment** – Proximity to large customer base, availability of seasonal workforce, and proximity to small parcel hubs make Fontana an excellent location for e-commerce fulfillment operations.
- **Strategic Access to Major Transportation Corridors and Critical Distribution and Logistics Hubs** –
 - **Surface** – The Property boasts exceptional access to all points throughout the Inland Empire, Los Angeles and the greater southwestern United States via I-15 (9 miles) and SR- 395 (1.29 miles)
 - **Ports** – 110 miles from the Port of Los Angeles and the Port of Long Beach, the nation's largest and busiest container port complex where 32% of cargo from overseas enters the United States.
 - **Intermodal Rail** – 49 miles from the San Bernardino B.N.S.F Intermodal Yard, and 54 miles from Colton Union Pacific Yard.
 - **Airports** – 0.5 miles to Southern California Logistics Airport, 49 miles to San Bernardino Airport, 54 miles to Ontario Airport, and 107 miles from Los Angeles International Airport.

EXCELLENT LOCATION FOR TRUCKING

Large cluster of shippers' facilities in area enable trucking companies to provide quality services at competitive rate levels.

Los Angeles, CA	91 miles
San Diego, CA	158 miles
Las Vegas, NV	195 miles
Phoenix, AZ	366 miles
Sacramento, CA	402 miles
San Francisco, CA	407 miles
Reno, NV	412 miles
Salt Lake City, UT	613 miles
Boise, ID	817 miles

FedEx®

36 MILES to San Bernardino Depot



REACH NEW HEIGHTS



STRATEGIC LOGISTICS LOCATION

- Located within ± 2 -3 hours from the Ports of Los Angeles and Long Beach
- Excellent proximity to Ontario International Airport, BNSF intermodal and FedEx / UPS shipping hubs
- Located less than one mile to US-395 providing immediate access to I-15 and six other major freeways that link to 11 Western States
- Direct access to the business-to-business hub of the Inland Empire and greater Southern California markets

CORPORATE CAMPUS ENVIRONMENT

- Critical mass project comprising of over 2 million square feet between two buildings, with multiple ingress/egress points and well designed site features
- Signalized traffic control at US-395 Freeway and at the intersection of Adelanto Road and El Mirage Road
- LEED Certified and a California Sustainable Project
- Above standard solar and EV charging stations installed at each property
- Existing above standard power with the ability to increase power given a specific user's specifications

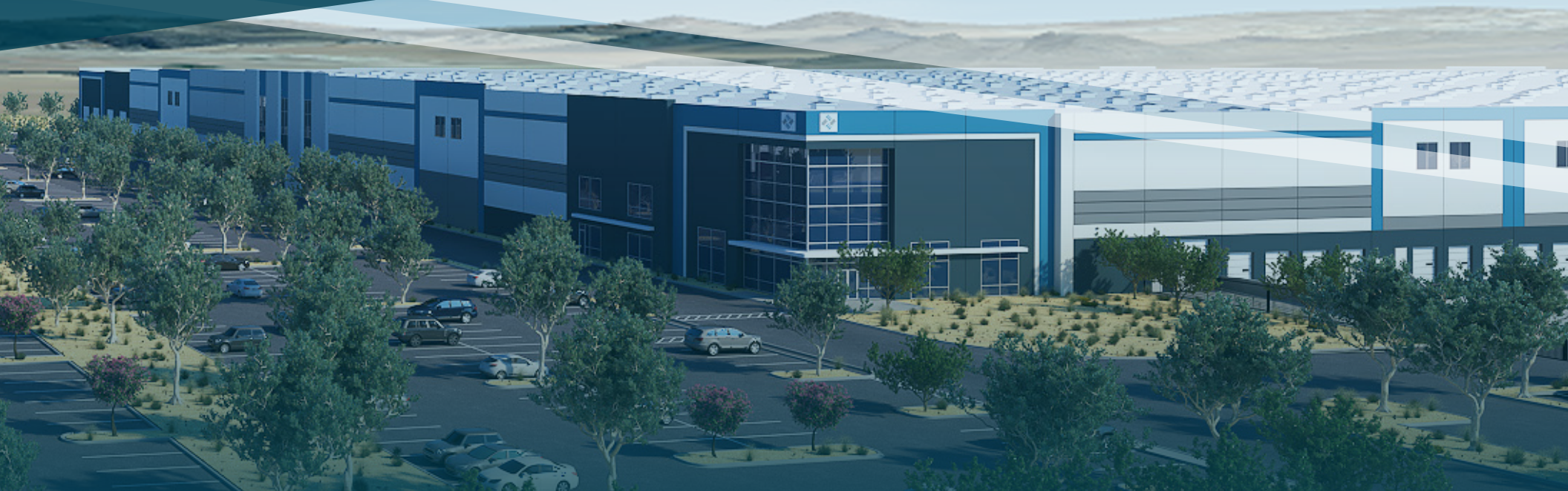
STATE-OF-THE-ART CONSTRUCTION

- Class-A construction with modern building features including 42' building clear heights and 8,000 AMPS of power
- Move-in ready tenant improvements, including built-out office, warehouse LEDs and 40,000 lb dock packages
- Excellent truck court circulation with secured access and above standard trailer parking
- Separated employee parking

RARE OPPORTUNITY

- Directly adjacent to many Blue Chip corporate users including Amazon, Goodyear Tires, Dr. Pepper, Iron Mountain, MARS and Newell Rubbermaid
- Access to a population base of 4.5 million people and over 20 million customers within a two hour drive
- Business friendly City of Adelanto looks to attract major corporate users through an expedited permitting process. City also falls outside of the South Coast AQMD tax boundary
- Immediate access to a deep and skilled labor base that normally commutes south to the Inland Empire basin

ADELANTO AIRPORT LOGISTICS CENTER



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