

SALTON SEA CONNECT



SALTON SEA
CONNECT

POWERING
THE FUTURE

**A 243 ACRE,
3.4 MILLION SF
RAIL-SERVED
INDUSTRIAL
DEVELOPMENT**

Jones Lang LaSalle Brokerage,
Inc. Real Estate License # 01856260





SOUTHERN CALIFORNIA'S LITHIUM ECOSYSTEM

Imperial County, California is emerging as a leading lithium producer, aiming to meet global demand for this critical mineral. The state is committed to creating a world-class battery manufacturing ecosystem and boosting lithium production to unlock economic opportunities and community benefits, including job creation.

Salton Sea Connect is central to this endeavor, located in California's Lithium Valley, which focuses on developing a thriving lithium industry centered around extracting lithium from the Salton Sea region. California's initiative of expanding geothermal energy production, implementing conservation efforts, and driving economic development, all of which directly benefit local communities.

Located in the Imperial Valley, near the Mexican border, this region houses vast lithium deposits, making it one of the world's largest. Recent research indicates that the Salton Sea region alone contains enough lithium to support the production of over 375 million batteries for electric vehicles (EVs).

Recognizing the strategic importance of lithium, the U.S. Government has classified it as one of the 35 critical minerals crucial for national security and economic prosperity. Global demand for lithium is expected to grow significantly, driven by the rising need for lithium-ion batteries in EVs and energy storage systems for the electricity sector. These technologies play a vital role in California's ambitious clean energy and transportation goals, facilitating the phase-out of gasoline vehicles and the transition to sustainable electricity.

California's visionary approach to becoming a significant player in lithium production not only aligns with its sustainability objectives but also presents substantial economic potential. By leveraging its lithium reserves, the state is fostering clean energy innovation, paving the way for a greener future, and leading the transformation of the transportation sector.

SALTON SEA CONNECT

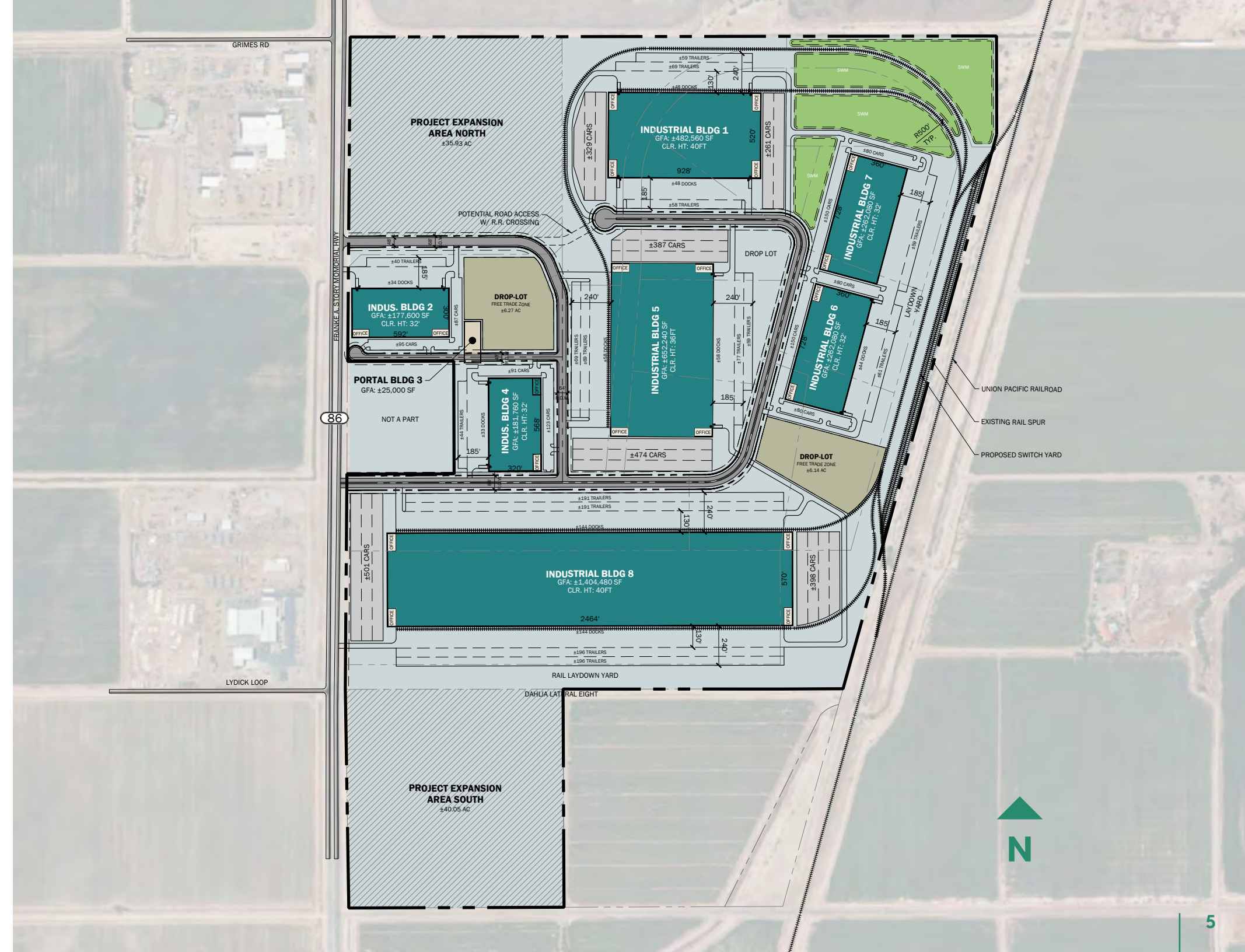
A strategically positioned industrial and logistics hub in California's Lithium Valley, supporting both lithium production and large-scale distribution. With access to major highways, rail corridors, and international trade routes, it serves as a key gateway for clean energy, automotive, e-commerce, and global supply chain operations. Combining vast industrial capacity with seamless connectivity, Salton Sea Connect is set to drive economic growth and innovation across multiple industries.

SALTON SEA CONNECT LOCATION ADVANTAGES

- Large Scale, Class A Industrial Development
- Strategic Location in Imperial Valley, close to Salton Sea and Lithium deposits
- Build to Suit Opportunities allowing customization of bldgs. and features
- Close Proximity to Mexicali allowing for true vertically integrated supply chain and access to a consistent labor force
- 243 Acre Industrial site, designed for 8 buildings and outdoor storage
- Imperial County Incentive Programs – FTZ, Opportunity Zones, Tax Credits, Hub Zone, Lithium Valley Incentive Program, and Property Tax Abatement Resolution

SALTON SEA CONNECT BUILDING ADVANTAGES

- 3.4 Million SF Mega-campus
- Ability to scale and grow quickly – spaces available from 50k SF up to 1.4 M SF
- State of the Art, Class A Bldg. features (bldg. design & functionality)
- Heavy Power: ~50MW currently available at the site without transmission upgrades (Up to ~200MW after making transmission upgrades)
- Heavy Water 180 acre-feet per year (AFY) with no additional CEQA. Access to ~17,000 AFY industrial water supply from the utility with additional CEQA
- Rail Served: Site has an existing Union Pacific main line switch and a half mile of on-site track
- Sewer: Approval for septic systems until reaching flows of 227,000 gallons per day (GPD). On-site wastewater treatment facilities for flows beyond 227,000 GPD



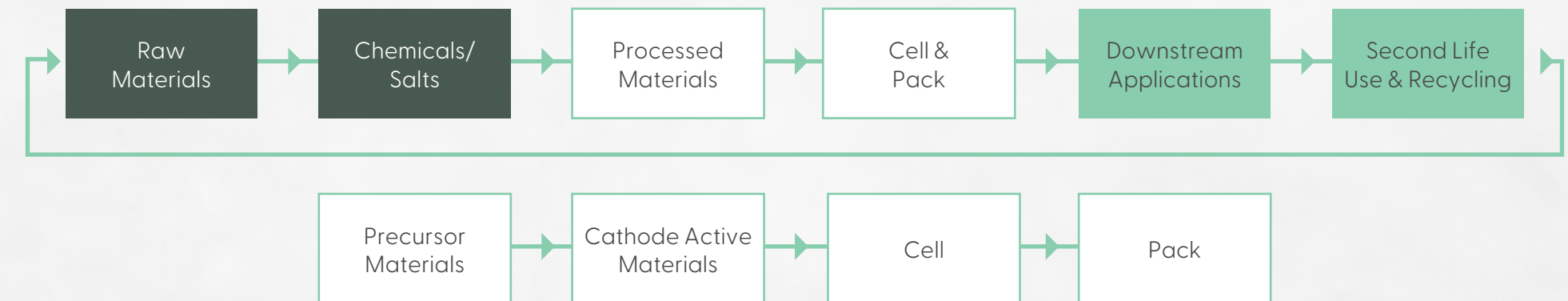


VERTICALLY INTEGRATE

BUILDING YOUR FUTURE ECOSYSTEM FOR CIRCULAR ECONOMY OF THE BATTERY CHAIN

Salton Sea Connect offers a unique opportunity to leverage the power of Complete Vertical Integration in their value chain, a prevailing trend that has been reshaping the electric vehicle sector. By embracing this approach, automakers can attain enhanced command over the entire manufacturing process from battery material processing to components manufacturing to parts distribution and recycling. This leads to superior quality, heightened efficiency, and significant cost savings.

ELECTRIC VEHICLE BATTERY VALUE CHAIN



FINISHED PROJECTS



Battery Cell



Electric Vehicles



Energy Storage for Second Life use



Energy Storage



Battery Management System



Consumer Electronics

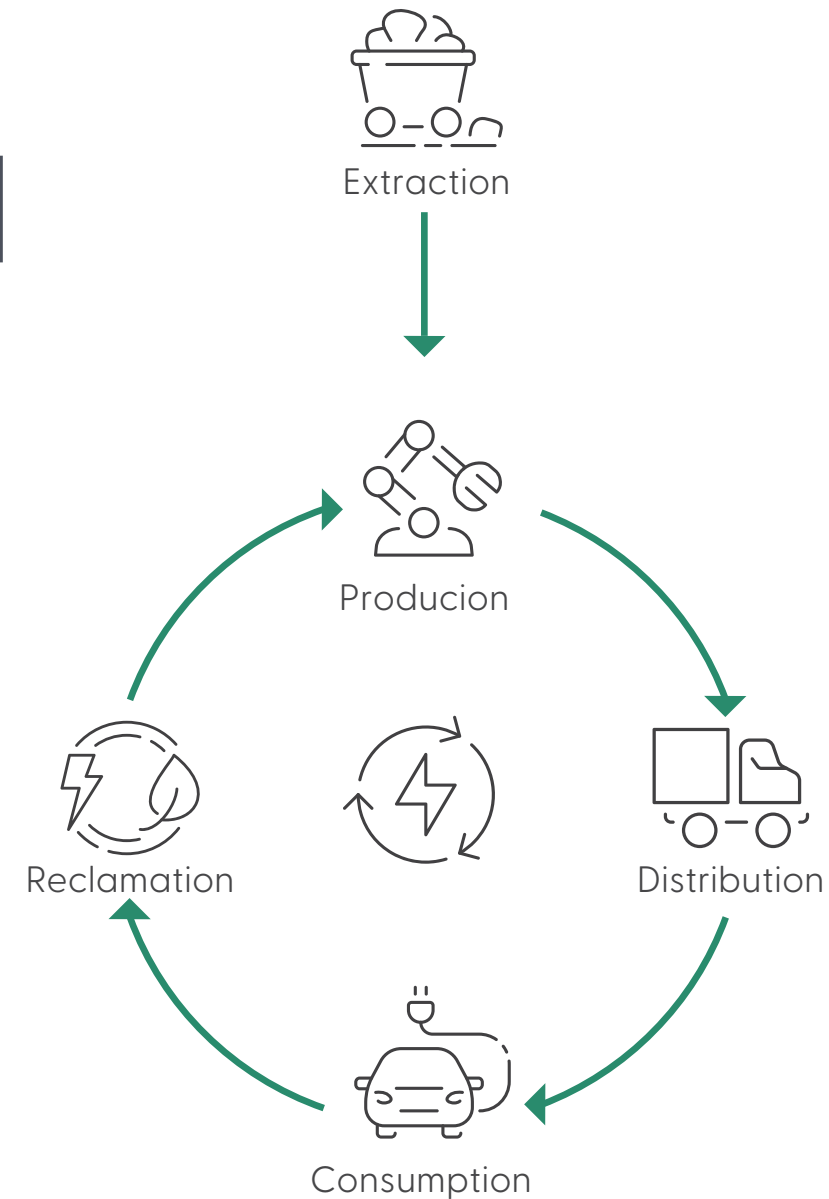


Battery Material Recycling

VERTICAL INTEGRATION

The EV automotive industry is experiencing a notable shift towards vertical integration, with automakers opting to bring more production processes in-house to enhance their control over manufacturing operations. This strategic approach facilitates seamless collaboration between EV and battery manufacturers, resulting in a more streamlined production of electric vehicles within a single location.

The ground work for this vertically integrated ecosystem has already begun, with 19 existing geothermal power plants located in Imperial County, and several more currently being developed, all of which have geothermal brine that is rich in lithium. This represents the first stage of a comprehensive plan to establish a multi-billion-dollar clean energy region to fill the demand for EV batteries in the US.



GEOHERMAL AND LITHIUM PRODUCTION COMPANIES ACTIVE IN IMPERIAL COUNTY:

Berkshire Hathaway Renewables

- 10 existing plants in Imperial County + development projects
- [Click to view website](#)

Ormat

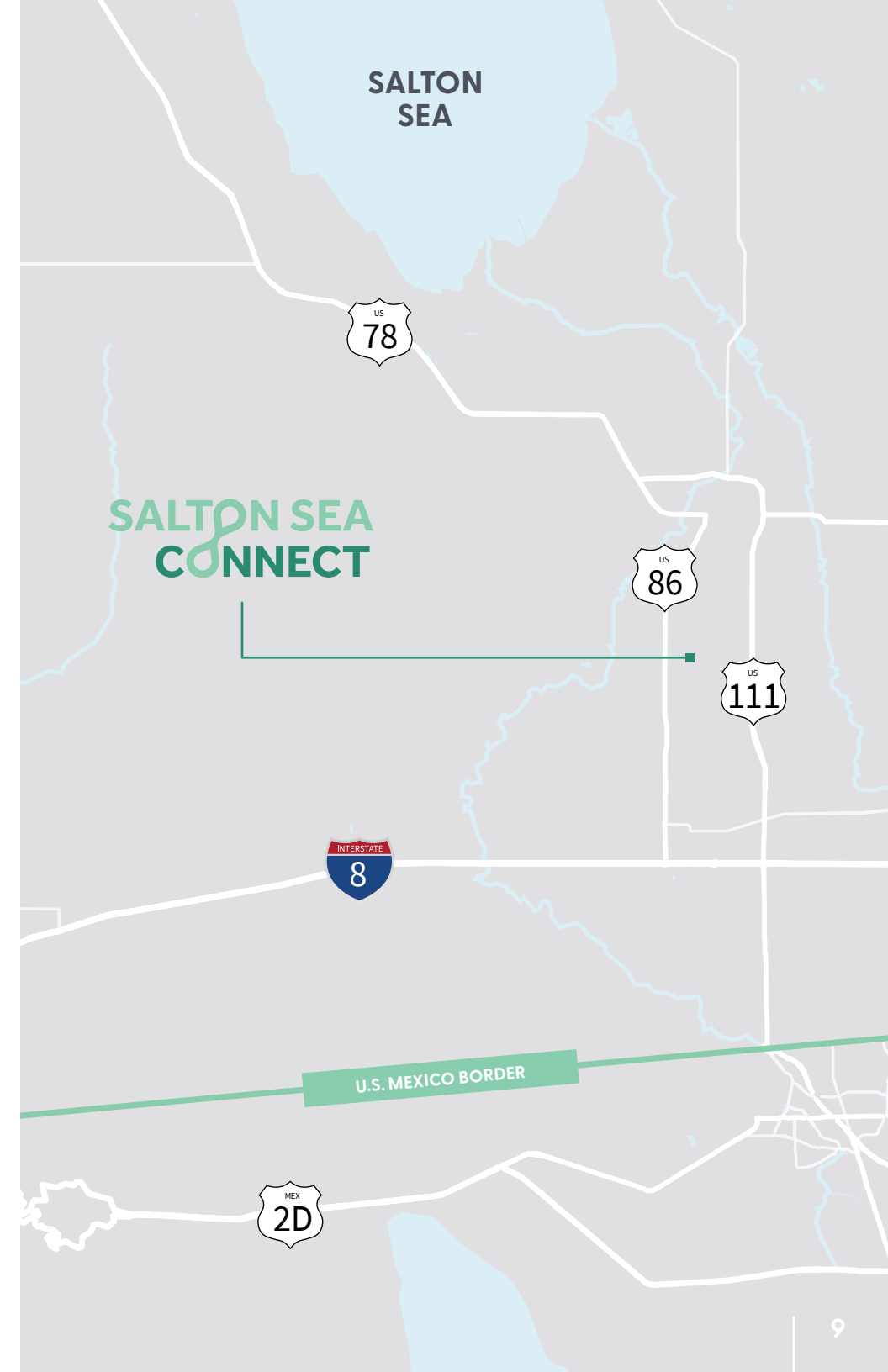
- 8 existing plants in Imperial County + development projects
- [Click to view website](#)

Energy Source

- 1 existing plant in Imperial County + development projects
- [Click to view website](#)

Controlled Thermal Resources

- 1 plant being developed in Imperial County
- [Click to view website](#)



SITE LOCATION

PORT OF SEATTLE

PORT OF PORTLAND

PORT OF OAKLAND

PORT OF LOS ANGELES
PORT OF LNG BEACH



**SALTON SEA
CONNECT**

HWY 86
LOCATED DIRECTLY ON

4 MILES
TO HWY 78

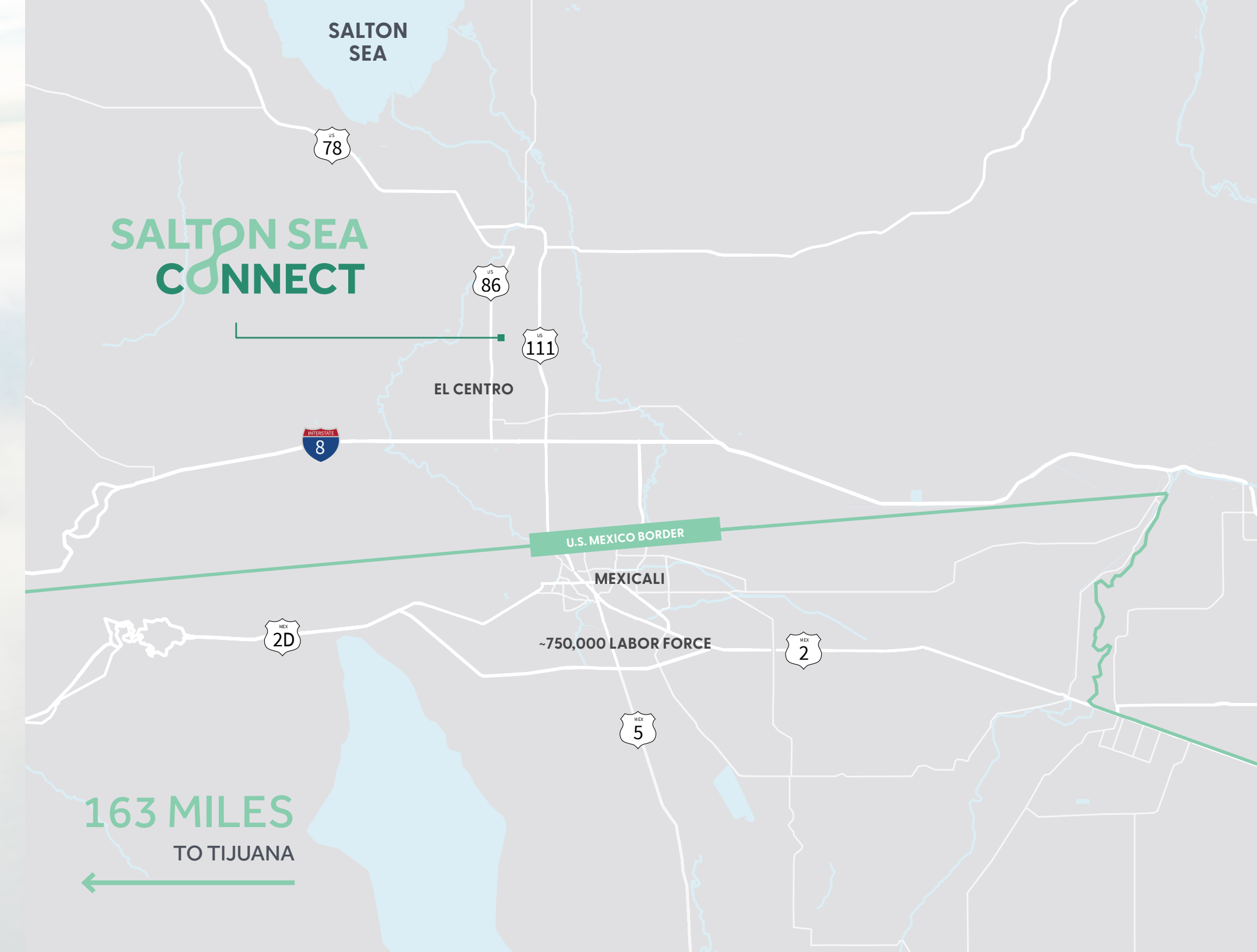
6 MILES
TO HWY 111

14 MILES
TO I-8

22 MILES
TO MEXICO BORDER

23 MILES
TO SALTON SEA

235 MILES
TO LOS ANGELES



**SALTON SEA
CONNECT**

US
78

US
86

US
111

EL CENTRO

INTERSTATE
8

U.S. MEXICO BORDER

MEXICALI

~750,000 LABOR FORCE

MEX
2D

MEX
5

MEX
2

163 MILES
TO TIJUANA

CONSUMER DEMOGRAPHICS

Within 60 Minutes



Lower cost of living
than state average



Lower residential electricity
rate than state average



Median-priced home in Imperial County



2024 Total Population



2024 Total Households



Median-priced home in California



ACCESS TO MEXICO

TRUCK CROSSINGS

The site is 22 miles from the Mexico and the Calexico Border Crossing, the 5th busiest truck crossing along the Southern border. This proximity offers transportation connectivity to the burgeoning automotive sector in Mexico. Auto parts can cross the border seven to eight times before being integrated into the final assembly of a vehicle.

2023 Callexico Truck Crossings	458,159
5 yr Growth in Truck Crossings	21.8%
Average Truck Crossings per Month	38,300
Callexico Exports as Share of Total Mexico Border Exports	3.7%
Callexico Imports as Share of Total Mexico Border Imports	3.6%
2023 Callexico Passenger Crossings	8,251,923
Average Passanger Crossings per Month	693,700

70%

Of Mexicali residents visit the U.S. at least once a week



5th busiest Truck Crossing along Mexican Border

94%

Of Mexicali's international sales designations were to the United States



\$21.8B worth of Trade in 2023

59%

Of Mexicali's international purchases originated in the United States



41% of Exported Goods by Value are in Electronics and Machinery



JOIN THE ADVANCED MANUFACTURING RENAISSANCE

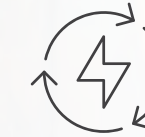
The battery and EV industries are driving significant manufacturing growth in the U.S., attracted by strong labor markets, robust infrastructure, and supportive federal and state policies including the Inflation Reduction Act. This surge is reshaping the industrial landscape as companies invest in high-tech plants with advanced robotics and automation, favoring regions with skilled workforces, reliable power grids, advantageous incentive packages, and efficient logistics. **The complex supply chains for EVs are also spurring the development of specialized manufacturing clusters, including suppliers of critical components.** Simultaneously, the environmental focus of these industry is pushing advancements in sustainable practices, including energy-efficient production methods, and the use of renewable energy within the facilities.

SOURCE: JLL Research, BloombergNEF



TIGHT LABOR MARKETS

Increased competition for labor, inadequate labor forces, and skill gaps. Influx of advanced manufacturing operations, gigafactories, and data centers putting strain on grids with inconsistent generation, unreliable transmission, and constrained distribution



GROWING INDUSTRIES

The automotive industry, led by EVs and autonomous tech, spurred economic growth recently. Now, aerospace, defense, AI, and clean energy sectors are also seeing major expansion



LIMITED REAL ESTATE

A gold rush for existing brownfield leaves functionally challenged sites behind with the alternative being a costly greenfield development



GEOPOLITICAL RISKS

Ongoing wars in Europe and the Middle East causing supply chain disruptions, persistent tensions between Taiwan and China, and the reshoring of manufacturing away from China into North America



AGING OF MANUFACTURING ASSETS

The manufacturing sector in U.S. is experiencing increasing demand, yet the average manufacturing facility is over half a century old. This aging infrastructure highlights a pressing need for modernized production facilities to meet current market requirements.

LABOR AND JOBS RENAISSANCE

Within Mexicali (directly across the international border from Imperial County)

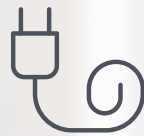
Population (greater Mexicali area)	~1,200,000
Economically Active Population	~750,000
Manufacturing Jobs	99,847
Construction Jobs	24,666
Commerce Jobs	79,114
Labor Force Participation Rate	62.5
Unemployment Rate	2.7
Industrial workers, craftsmen, and assistants	124,643
Transport Operators	19,721
Industrial workers, craftsmen, and assistants in Manufacturing	69,777

IMPERIAL VALLEY


143,289
Total working age population


70,680
Total regional employment


9,991
Resident warehouse/
manufacturing workers



Burgeoning **Ecosystem**
around **EV and Battery**



Over **19 existing**
geothermal power plants
in **Imperial County**, and
several more being
developed

IMPERIAL COUNTY INCENTIVE PROGRAMS

\$50/MT Tax rebate \longrightarrow **5,000 MT** \longrightarrow **\$250,000** Tax rebate

PRODUCERS REBATE:

Imperial County lithium producers will receive a tax rebate for lithium produced in the county and sold to manufacturers in the county

MANUFACTURERS REBATE

Companies located in Imperial County that purchase locally sourced lithium and for a value-added product will receive a tax rebate



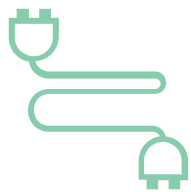
FOREIGN TRADE ZONE (FTZ)

#257 The Imperial Valley Foreign Trade Zone (IVFTZ) is located within the Cities of Brawley, Calexico, Calipatria, El Centro, Holtville, and the unincorporated area of the Imperial County. The FTZ designation is flexible to allow most areas of the County eligible to benefit from this status. It was created to "expedite and encourage foreign commerce" in the United States for the geographical areas, in or adjacent to Customs Ports of Entry.



OPPORTUNITY ZONES

The County offers additional incentives through partnerships with federal and state programs that benefit businesses in our community. The 2017 Tax Cuts and Jobs Act created Opportunity Zones within which federal tax savings through stepped up depreciation are available. There are seven Opportunity Zone Tracts in Imperial County, including large portions within cities and unincorporated areas.



PROACTIVE TRANSMISSION UPGRADES PLANNED BY LOCAL POWER UTILITY

Imperial Irrigation District (IID) (local power provider) is proactive on recent Board policies to expand the electrical transmission system in Imperial County: <https://calexicochronicle.com/2025/04/02/iid-board-amends-budget-oks-water-forbearance-agreement/>



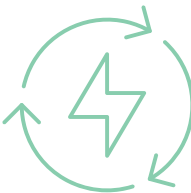
NEW MARKET TAX CREDITS (NMTC)

NMTC attracts investment capital to low-income communities by permitting individual and corporate investors to receive a tax credit against their federal income tax return in exchange for making equity investments in specialized financial institutions called Community Development Entities.



HUB ZONE

The Historically Underutilized Business Zones (HUB Zone) program helps small businesses in urban and rural communities gain preferential access to federal procurement opportunities. These preferences go to small businesses that obtain HUB Zone certification in part by employing staff who live in a HUB Zone. The company must also maintain a “principal office” in one of these specially designated areas. The federal Small Business Administration regulates and implements the HUB Zone program.



LITHIUM VALLEY INCENTIVE PROGRAM

Geothermal and lithium producers in Imperial County can benefit from three major incentives aimed at boosting local production and use of lithium, contingent upon meeting permanent job production requirements and the active application of the lithium tax outlined in SB 125. These incentives are intended to encourage the local production cycle and support the County’s economic development through targeted tax incentives.

CLICK FOR IMPERIAL COUNTY PROPERTY TAX ABATEMENT



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