

**±2,483,836 SF**  
STATE-OF-THE-ART CAMPUS

**2 FULLY ENTITLED, PLANNED  
DISTRIBUTION CENTERS**



**FTZ ELIGIBLE / ELIMINATES / REDUCES TARIFFS  
CLICK FOR MORE INFORMATION**

ADELANTO, CA





# 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

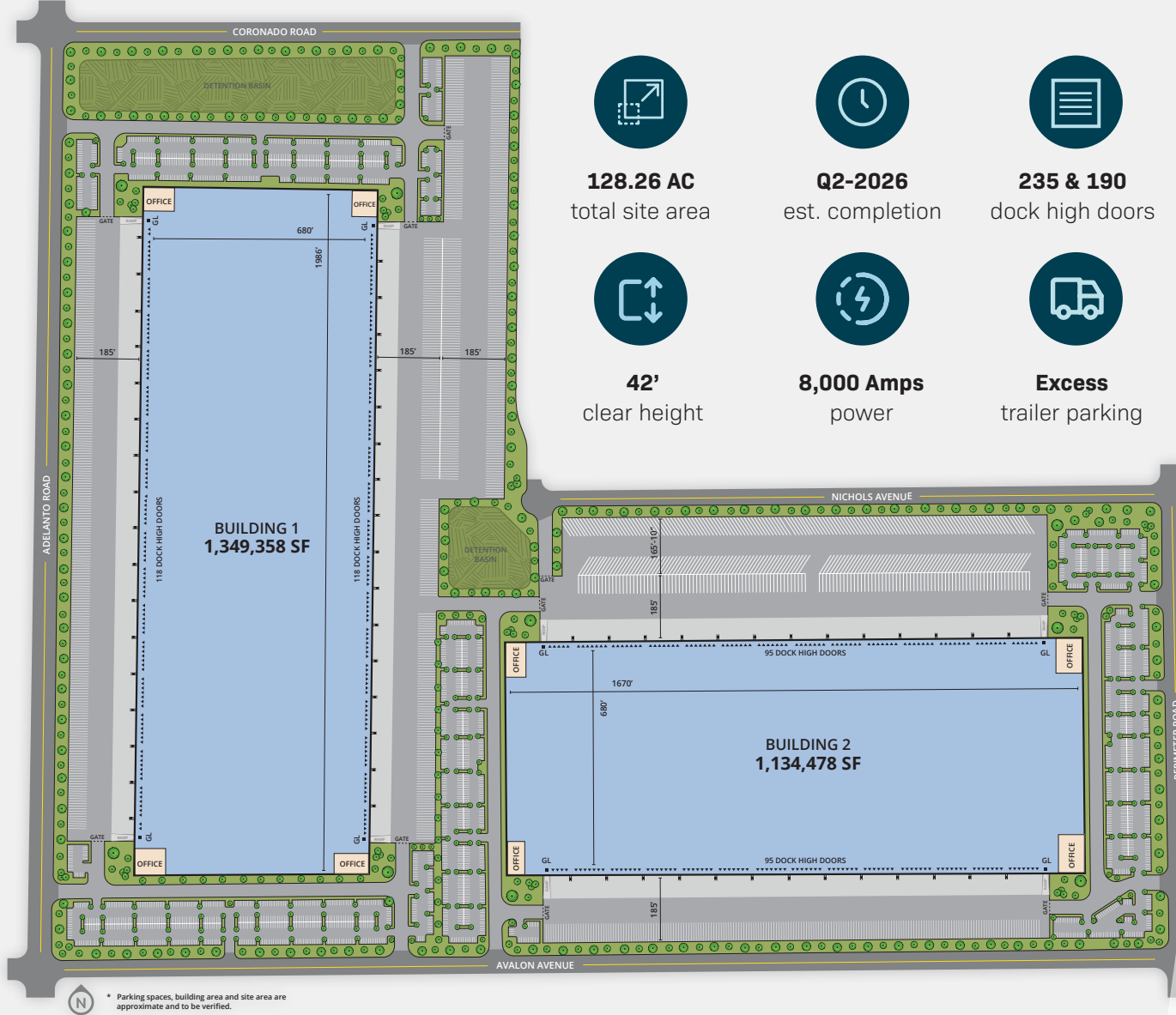
## HIGHLIGHTS

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  $\pm 2$ -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



**Peter McWilliams**

License# 00973278  
+1 909 467 6860  
[peter.mcwilliams@jll.com](mailto:peter.mcwilliams@jll.com)

**Sharon Wortmann**

License# 01420298  
+1 909 467 6861  
[sharon.wortmann@jll.com](mailto:sharon.wortmann@jll.com)

**Mac Hewett**

License# 01920070  
+1 909 467 6902  
[mac.hewett@jll.com](mailto:mac.hewett@jll.com)

**Mike McCrary**

License# 01054055  
+1 909 467 6885  
[mike.mccrary@jll.com](mailto:mike.mccrary@jll.com)

**Gregg Hall**

License# 01849967  
+1 310 751 1335  
[ghall@steelwavellc.com](mailto:ghall@steelwavellc.com)

**Kevin Joyce**

License# 01890182  
+1 310 751 1324  
[kjoyce@steelwavellc.com](mailto:kjoyce@steelwavellc.com)

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

© 2025 Jones Lang LaSalle IP, Inc. All rights reserved.