



Adelanto

Gateway Logistics Center



7 Buildings Totaling $\pm 8,192,774$ SF on ± 451 Acres

for lease or build-to-suit in Adelanto California

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



Premier Logistics Development

Southern California's Inland Empire

Adelanto Gateway Logistics Center offers ±8M SF of build-to-suit industrial space across seven buildings on ±451 acres. This strategic development provides unparalleled distribution capabilities with direct access to the 11 western states and major transportation networks throughout the United States.

	BUILDING 1*	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6	BUILDING 7
BUILDING AREA							
Warehouse (SF)	± 147,686 SF	± 1,129,727 SF	± 1,495,304 SF	± 1,321,796 SF	± 1,483,139 SF	± 1,338,811 SF	± 1,276,311 SF
Office (SF)	To-suit	To-suit	To-suit	To-suit	To-suit	To-suit	To-suit
BUILDING FEATURES							
Auto Parking (9'x18')	86	776	895	890	720	527	405
Trailer Parking (12'x53')	33	209	485	464	955	481	721
Dock Doors	23	180	256	256	248	248	242
Ground Level Doors	2	4	4	4	4	4	4
Sprinklers	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR
Power	To-suit	To-suit	To-suit	To-suit	To-suit	To-suit	To-suit
Clear Height	42'	42'	42'	42'	42'	42'	42'

*POTENTIAL TRAILER PARKING SITE



BUILDING 1
± 147,686 SF
Situated on ± 8.43 AC

BUILDING 2
± 1,129,727 SF
Situated on ± 55.30 AC

BUILDING 3
± 1,495,304 SF
Situated on ± 74.83 AC

BUILDING 4
± 1,321,796 SF
Situated on ± 74.64 AC

BUILDING 5
± 1,483,139 SF
Situated on ± 95.34 AC

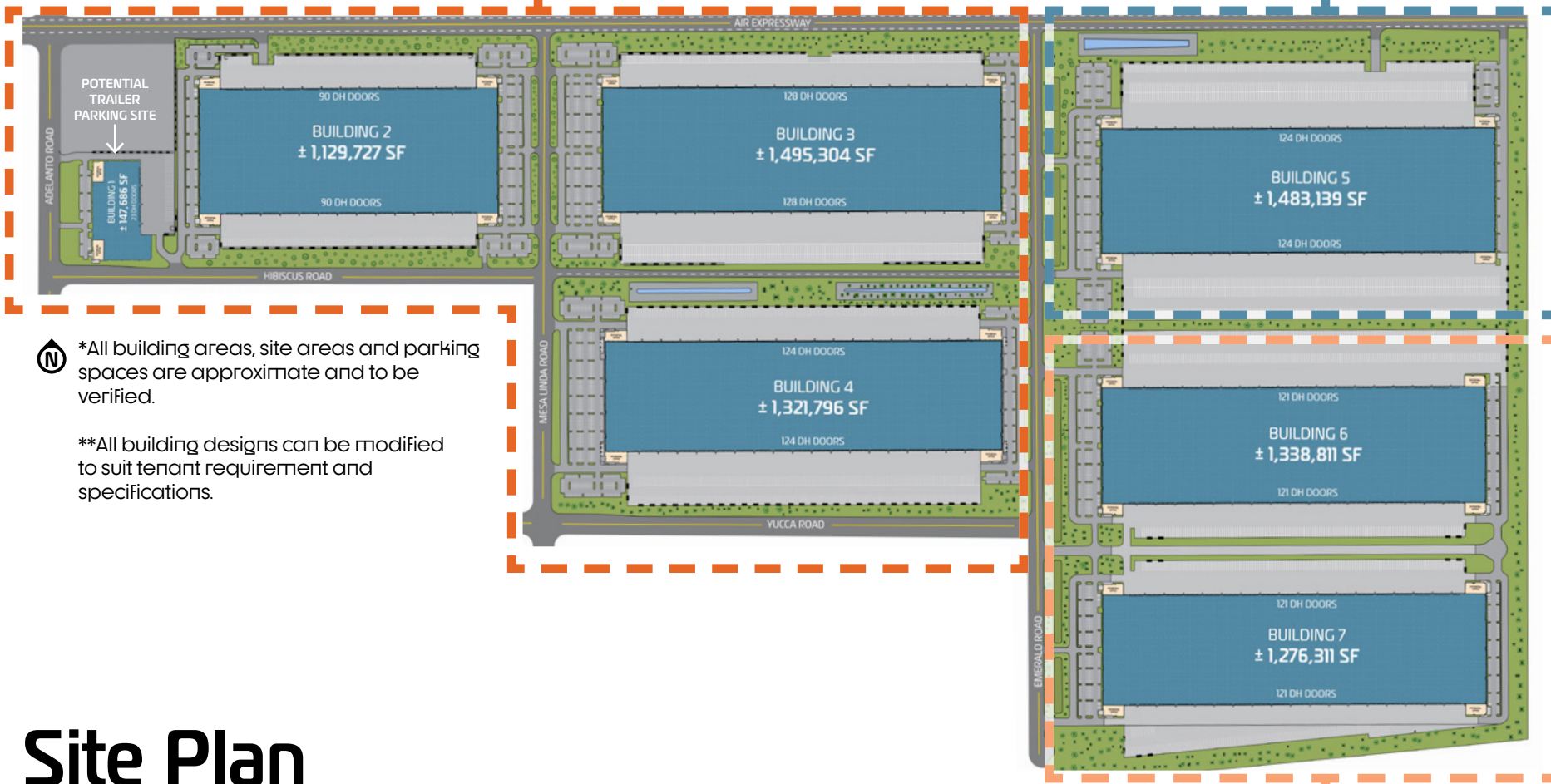
BUILDING 6
± 1,338,811 SF
Situated on ± 73.19 AC

BUILDING 7
± 1,276,311 SF
Situated on ± 68.86 AC

SITE TOTAL
± 8,192,774 SF
Situated on ± 451 AC

Phase 1

Phase 3



N *All building areas, site areas and parking spaces are approximate and to be verified.

**All building designs can be modified to suit tenant requirement and specifications.

Site Plan

TOTAL NET AREA
± 451 AC

TOTAL WAREHOUSE
± 8,192,774 SF

TOTAL OFFICE
To-suit

Total Auto Parking 4,299 stalls (9'x18')

Total Dock Doors 1,439

Zoning Industrial

Total Trailer Parking 3,348 spaces (12'x53')


Ground Level Doors 4 per building (2 For Building 1)

Clear Height 42'

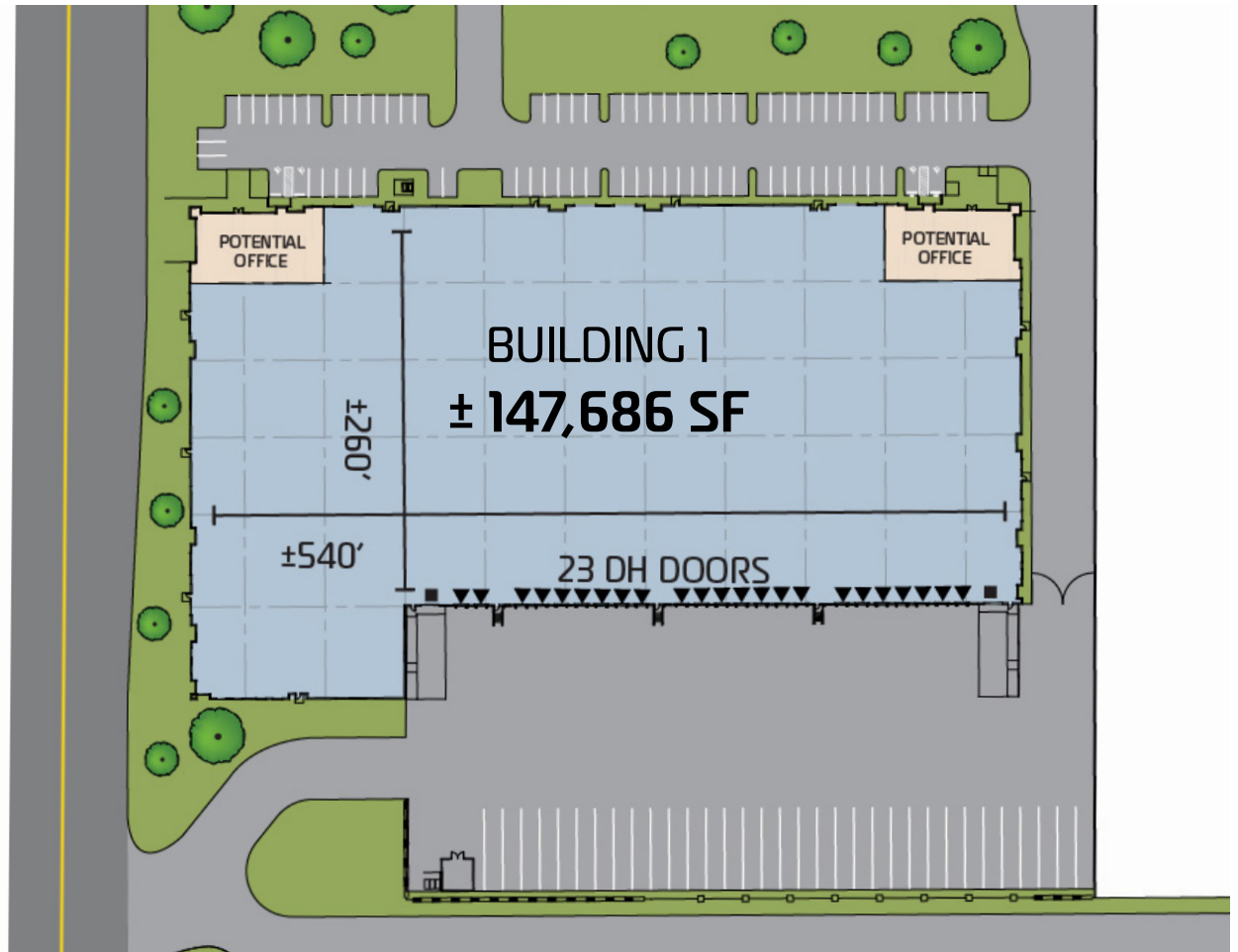
Building 1

(POTENTIAL TRAILER PARKING SITE)

 **BUILDING SF**
± 147,686 SF

 **NET AREA**
± 8.43 AC

 **OFFICE**
To-suit



* All building areas, site areas and parking spaces are approximate and to be verified. ■ Ground Level Door ▼ Dock High Door

Auto Parking 86 stalls (9'x18')

Trailer Parking 33 spaces (12'x53')

Dock Doors 23


Ground Level Doors 2

Sprinklers ESFR

Power To-suit

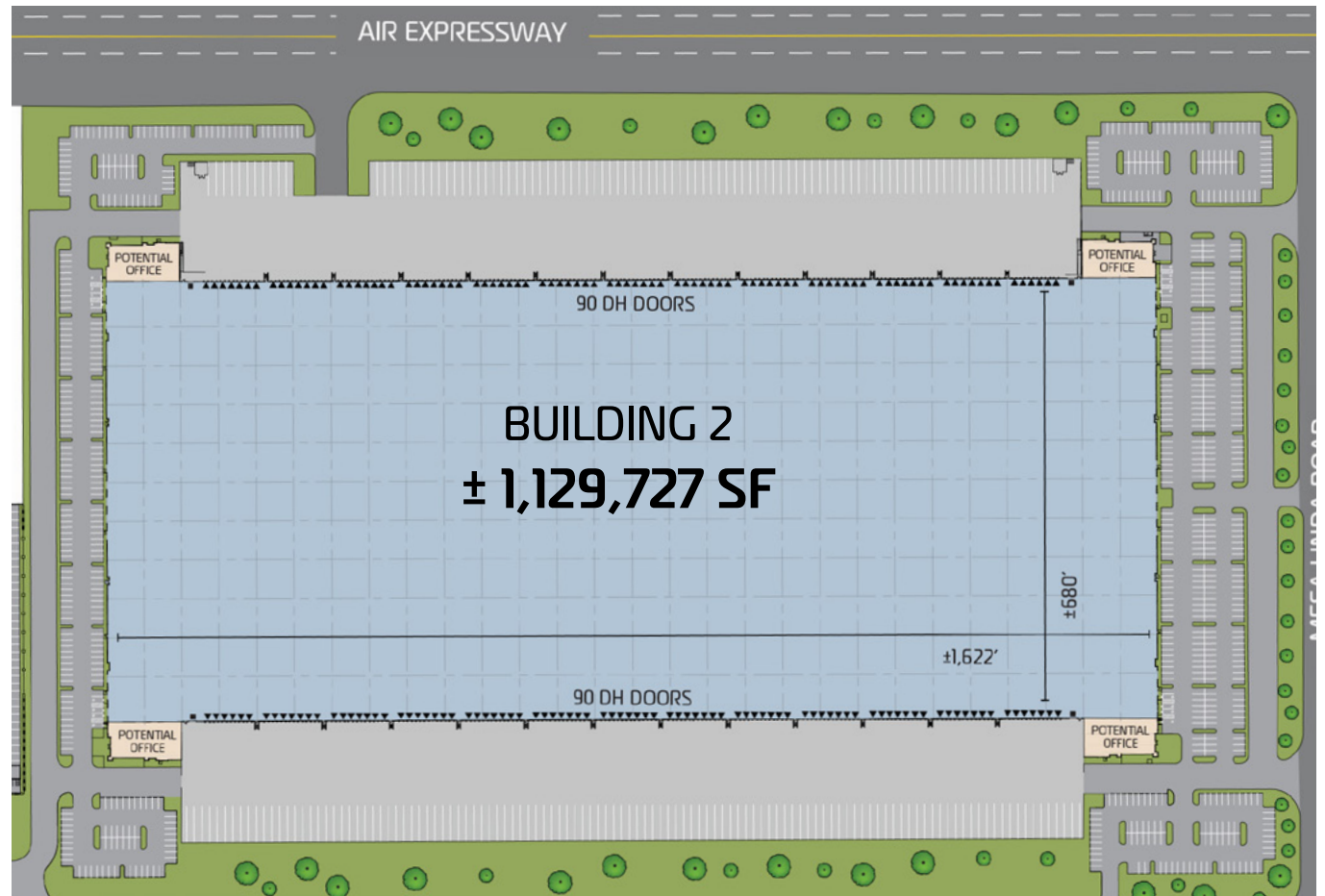
Clear Height 42'

Building 2

 **BUILDING SF**
± 1,129,727 SF

 **NET AREA**
± 55.30 AC

 **OFFICE**
To-suit



* All building areas, site areas and parking spaces are approximate and to be verified. ■ Ground Level Door ▼ Dock High Door

Auto Parking 776 stalls (9'x18')

Trailer Parking 209 spaces (12'x53')

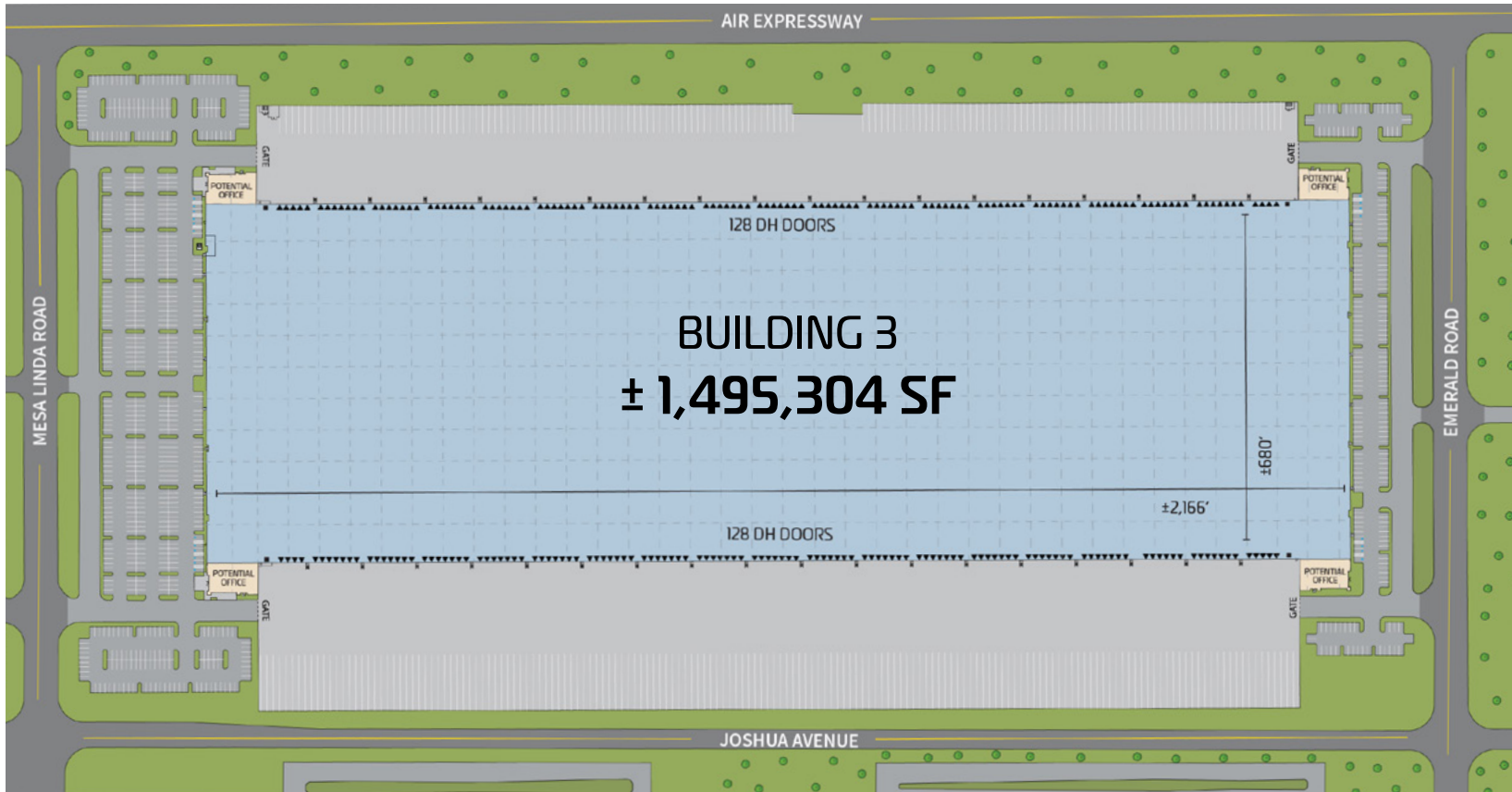
Dock Doors 180

Ground Level Doors 4

Sprinklers ESFR

Power To-suit

Clear Height 42'



* All building areas, site areas and parking spaces are approximate and to be verified. ■ Ground Level Door ▼ Dock High Door

Building 3



BUILDING SF
± 1,495,304 SF



NET AREA
± 74.83 AC



OFFICE
To-suit

Auto Parking 895 stalls (9'x18')

Trailer Parking 485 spaces (12'x53')

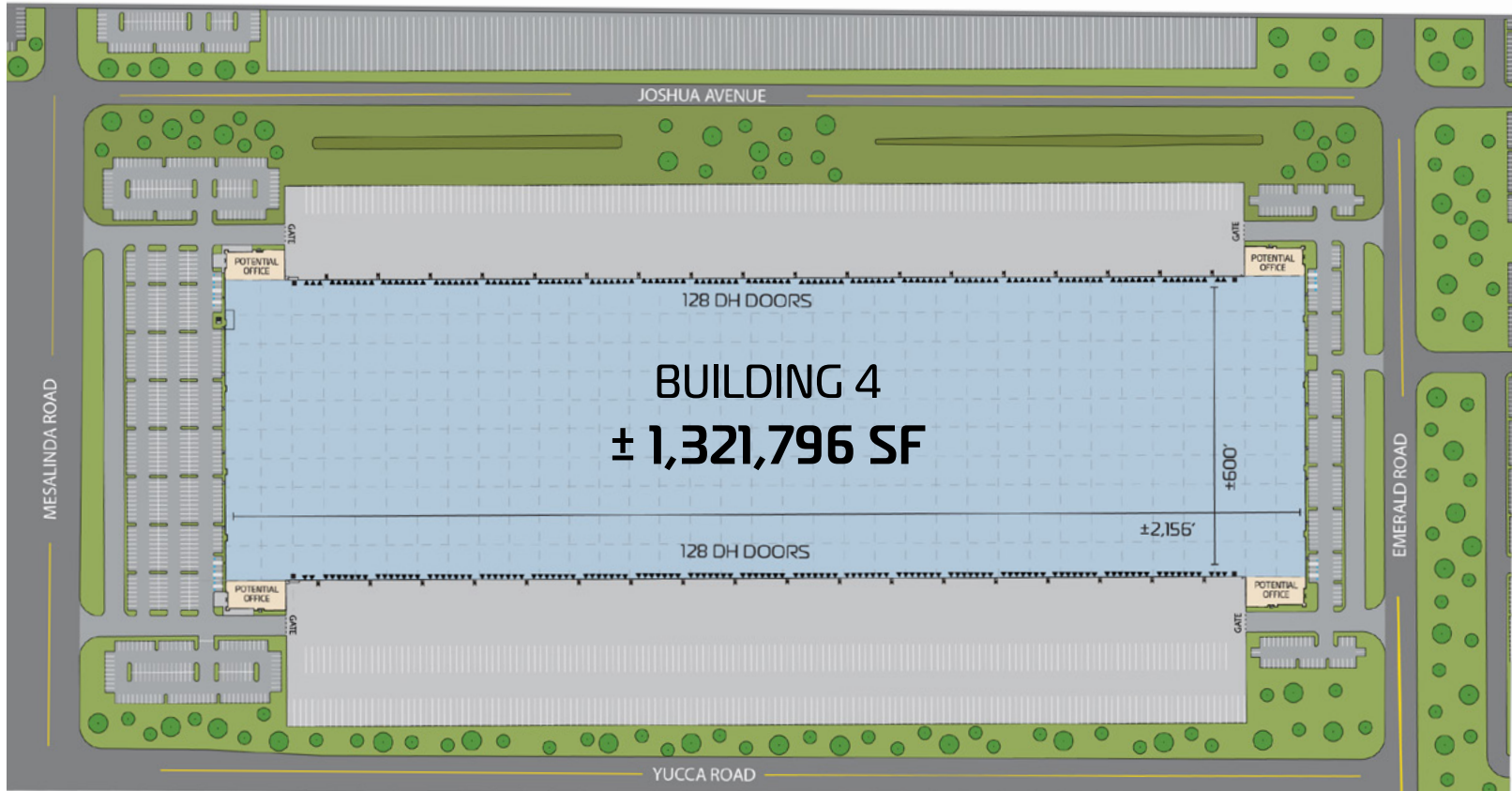
Dock Doors 256

Ground Level Doors 4

Sprinklers ESFR

Power To-suit


Clear Height 42'



* All building areas, site areas and parking spaces are approximate and to be verified. ■ Ground Level Door ▼ Dock High Door

Building 4

 **BUILDING SF**
± 1,321,796 SF

 **NET AREA**
± 74.64 AC

 **OFFICE**
To-suit

Auto Parking 890 stalls (9'x18')

Trailer Parking 464 spaces (12'x53')

Dock Doors 256

Ground Level Doors 4


Sprinklers ESFR

Power To-suit

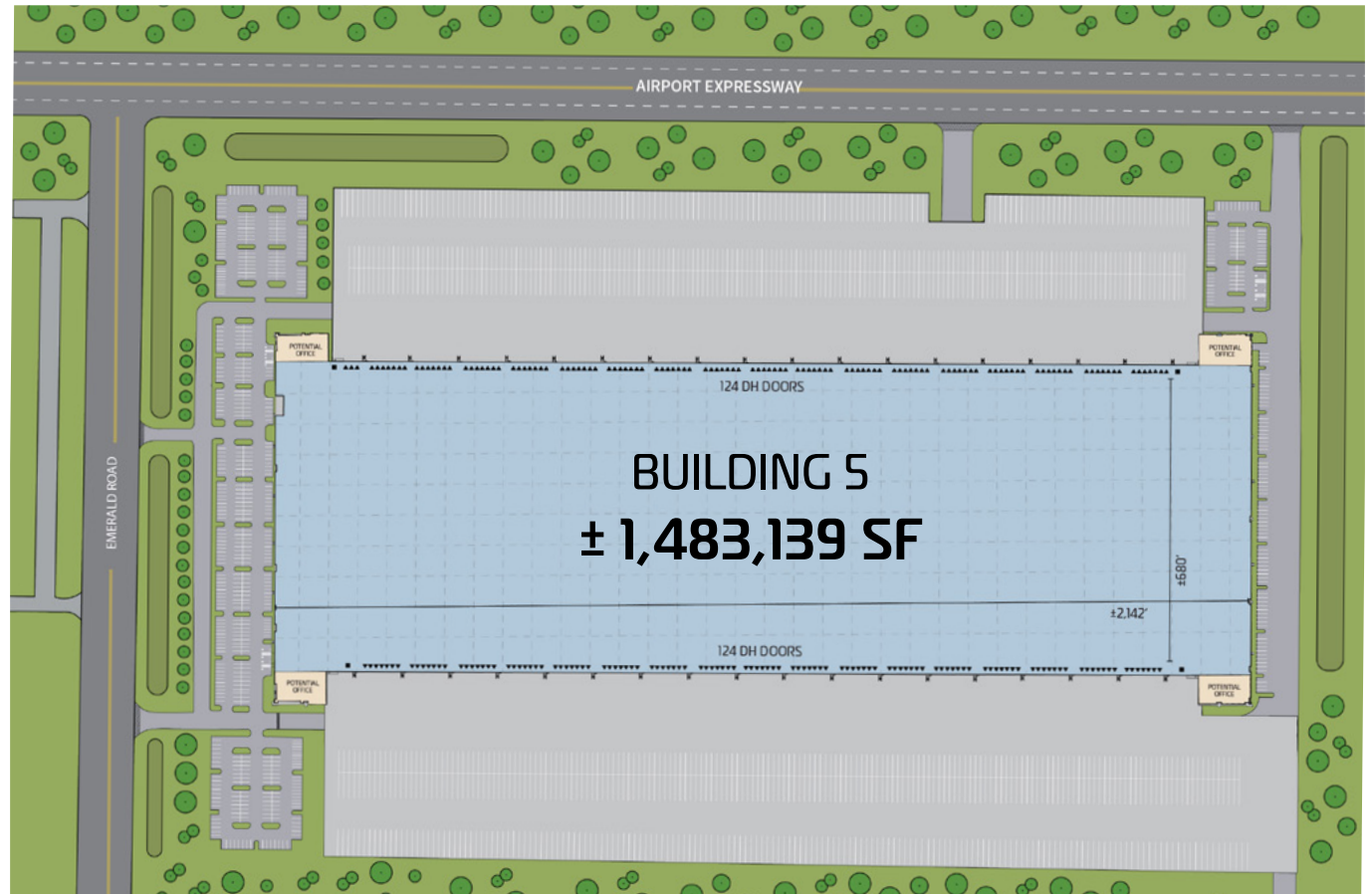
Clear Height 42'

Building 5

 **BUILDING SF**
± 1,483,139 SF

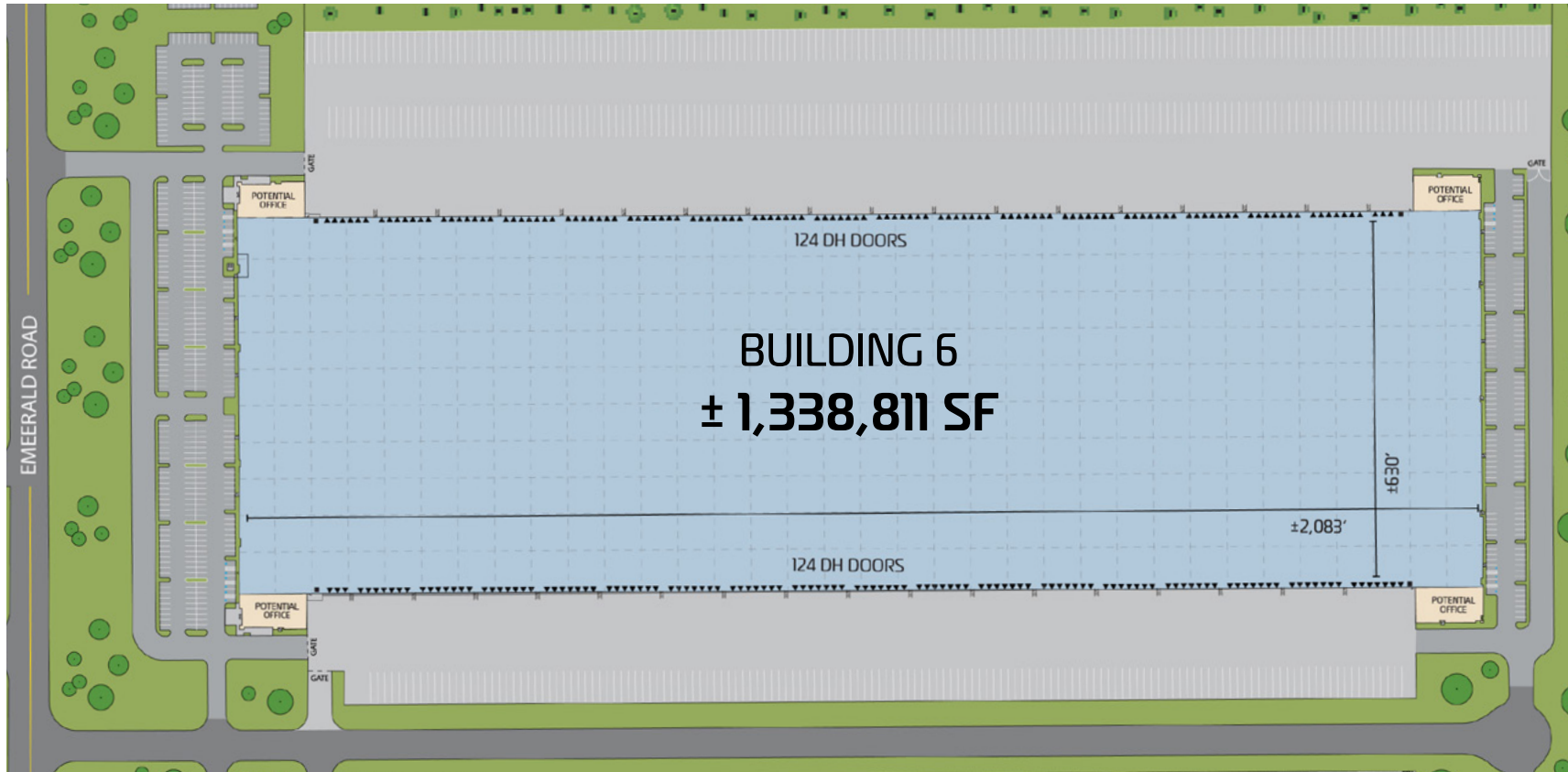
 **NET AREA**
± 95.34 AC

 **OFFICE**
To-suit



 * All building areas, site areas and parking spaces are approximate and to be verified. ■ Ground Level Door ▼ Dock High Door


Auto Parking	720 stalls (9'x18')	Ground Level Doors	4	Power	To-suit
Trailer Parking	955 spaces (12'x53')	Sprinklers	ESFR	Clear Height	42'
Dock Doors	248				



* All building areas, site areas and parking spaces are approximate and to be verified. ■ Ground Level Door ▼ Dock High Door

Building 6

 **BUILDING SF**
± 1,338,811 SF

 **NET AREA**
± 73.19 AC

 **OFFICE**
To-suit

Auto Parking 527 stalls (9'x18')

Trailer Parking 481 spaces (12'x53')

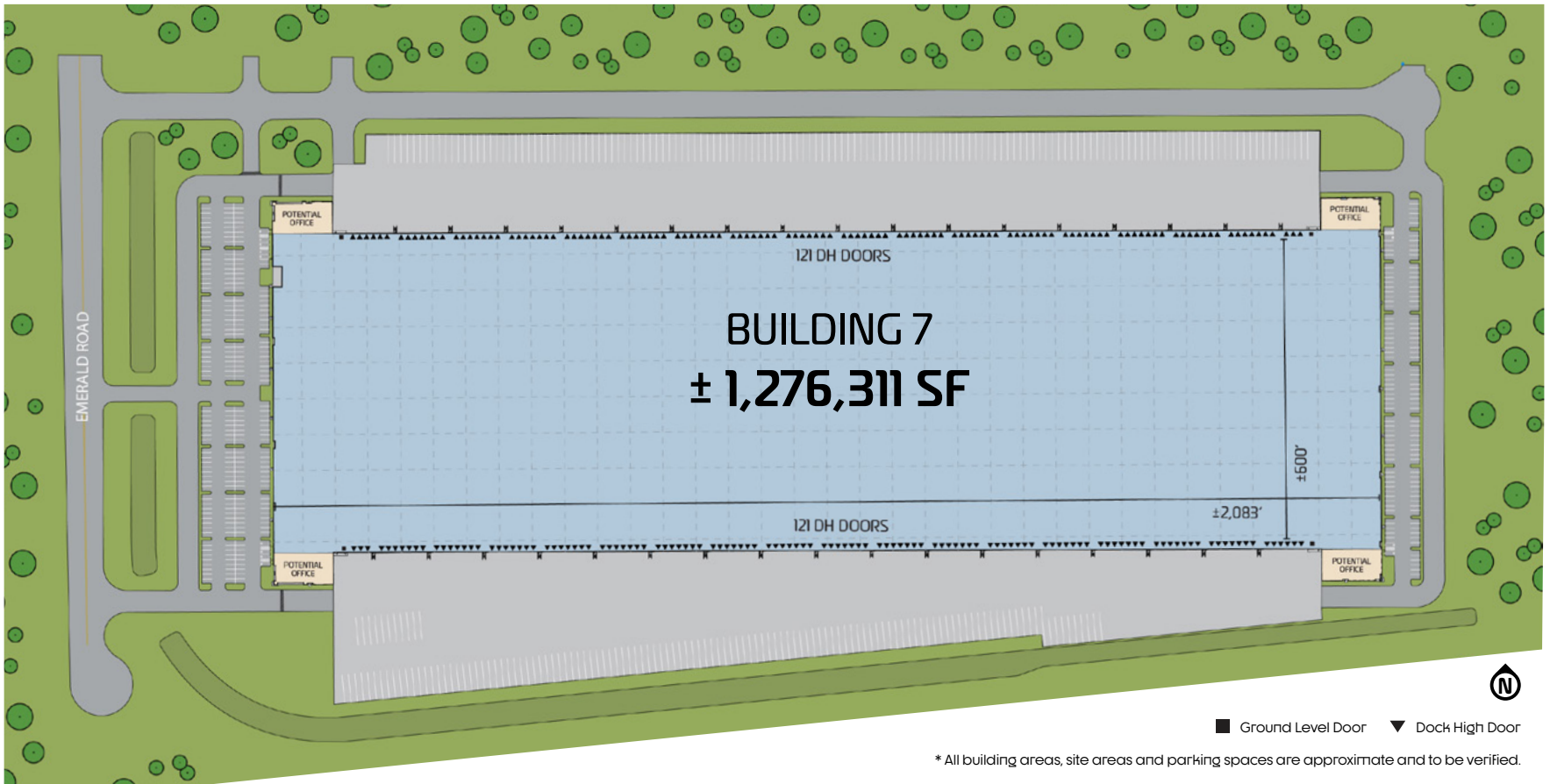
Dock Doors 248

Ground Level Doors 4

Sprinklers ESFR

Power To-suit

Clear Height 42'



Building 7

 **BUILDING SF**
± 1,276,311 SF

 **NET AREA**
± 68.86 AC

 **OFFICE**
To-suit

Auto Parking 405 stalls (9'x18')

Trailer Parking 721 spaces (12'x53')

Dock Doors 242

Ground Level Doors 4

Sprinklers ESFR

Power To-suit

Clear Height 42'

Strategic Access to Major Transportation Hubs

With convenient access to the Ports of LA/LB, multiple airports, and BNSF and Union Pacific intermodal yards, this location optimizes distribution efficiency throughout the entire West Coast region.

PROXIMITY TO



Ports of LA and Long Beach



BNSF Intermodal Yards (Barstow/San Bernardino), Union Pacific Intermodal Yard



Future home of Brightline West, a fully electric, high speed rail station linking Rancho Cucamonga to Las Vegas



Ontario Airport, San Bernardino Airport, Los Angeles Airport, Southern CA Logistics Airport, Palmdale Regional Airport





Strategic Access

Join Leading Enterprises in the Inland Empire's Growing Industrial Hub

Adelanto's strategic location and business friendly environment has attracted numerous aviation-related businesses, manufacturing operations, distribution centers, and a multi-million dollar power plant. Position your business alongside established industrial leaders in this rapidly developing corridor of the Inland Empire North.



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