



Main Street

Lenwood Road



BARSTOW

INTERNATIONAL LOGISTICS CENTER

POSITIONED FOR THE FUTURE OF LOGISTICS



The Barstow International Logistics Center represents a strategic opportunity to capitalize on the transformational impact of BNSF's \$1.5 billion Barstow International Gateway (BIG). Located just 1.5 miles from North America's largest planned intermodal facility, this 48.8-acre industrial site offers unmatched flexibility for logistics, manufacturing, transloading, or distribution operations.

With industrial zoning already in place and infrastructure planning complete, the site is positioned to accommodate diverse opportunities that leverage BNSF's inland port expansion. The property features direct freeway access, significant power capacity (3600 Amps reserved), and the ability to support a 661,200 SF cross-dock facility designed for maximum operational efficiency.

BARSTOW INTERNATIONAL GATEWAY CON. PLAN

-  BIG SP Boundary
-  Public Streets
-  Private Streets
-  Roadway Bridge/Culvert
-  Vehicle Entrance
-  Stormwater Basin
-  Warehouse Staging
-  Proposed Railroad Bridge/Culvert



- ➔ Marine Corps Logistics Base: 10 Miles
- ➗ Fort Irwin: 44 Miles
- ➞ Edwards Air Force Base: 56 Miles

AMENITIES

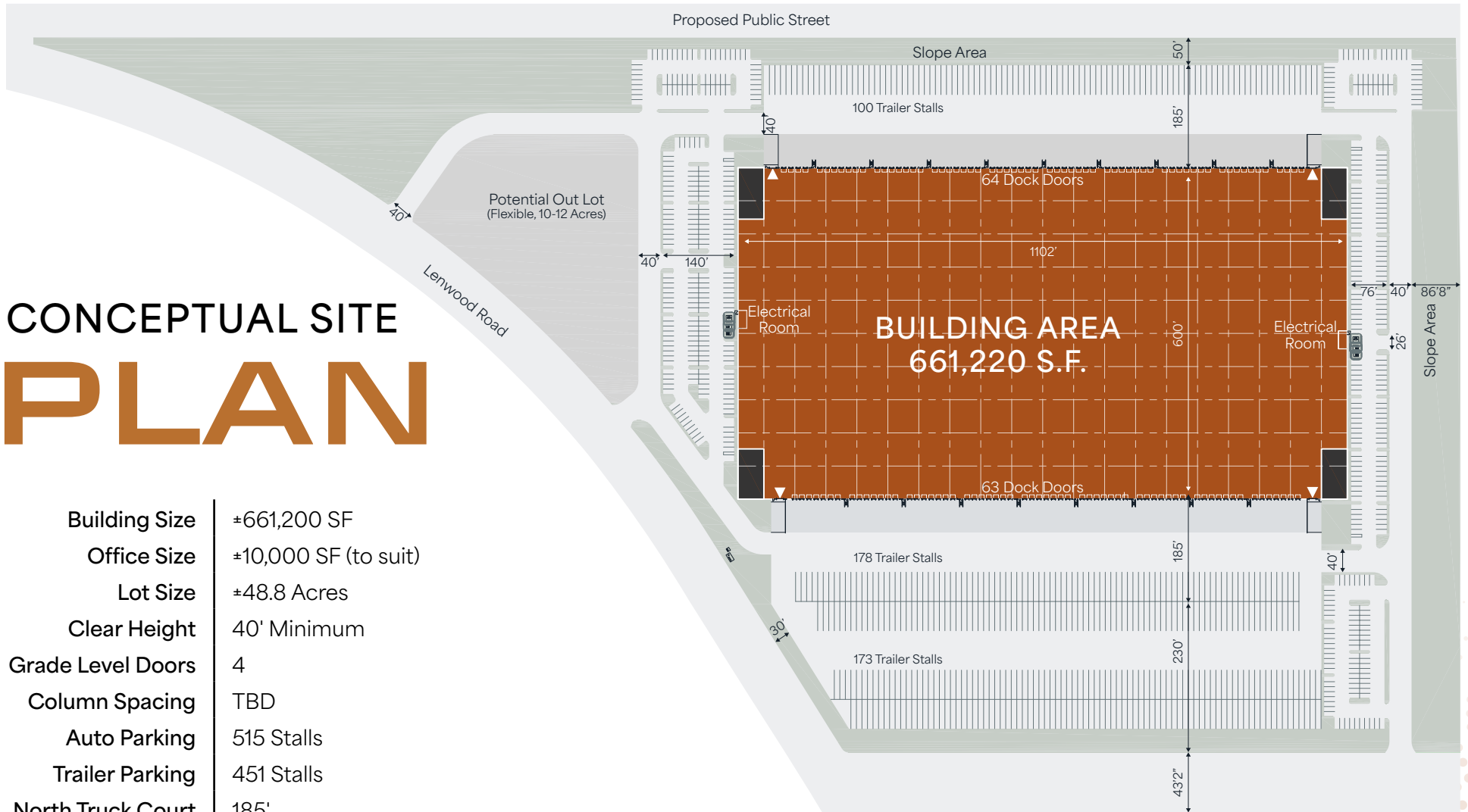


SHOPPING



CONCEPTUAL SITE PLAN

Building Size	±661,200 SF
Office Size	±10,000 SF (to suit)
Lot Size	±48.8 Acres
Clear Height	40' Minimum
Grade Level Doors	4
Column Spacing	TBD
Auto Parking	515 Stalls
Trailer Parking	451 Stalls
North Truck Court	185'
South Truck Court	415'
Zoning	Industrial
Power	3,600 AMP Reserved
Dock High Doors	127 (64 north side; 63 south side)
APN	0421-122-16; 0421-122-49 & 0421-122-50



POSITIONING THE REGION FOR GROWTH BARSTOW



PERMITTED USES INCLUDE:

Manufacturing & Assembly Operations

- Electronics
- Machinery
- Pharmaceutical compounding

Transportation & Logistics

- Truck yards
- Freight forwarding terminals
- Equipment rental

Cold Storage & Food Processing

- Frozen food distribution
- Commercial bakeries

Contractor Services

- Plumbing
- Heating/ventilation
- Sheet metal shops

Specialized Industrial

- Cleaning plants
- Equipment maintenance
- Technical training facilities

Business Support Services

- Administrative offices (up to 25% of floor area)

With abundant water resources and plentiful natural gas supply, this street-fronting parcel supports virtually any industrial vision, from advanced manufacturing to specialized processing operations. The prominent location offers excellent visibility for businesses ready to serve the expanding High Desert market without regulatory hurdles.

Barstow's business-friendly industrial zoning removes barriers to innovation, accommodating an exceptionally broad range of permitted uses by right. Whether your operation requires heavy utilities, street access, or regional distribution capabilities, this development-ready site provides the regulatory freedom and infrastructure foundation to bring ambitious industrial concepts to life.

TRANSPORTATION

WITHIN AN 8-HOUR DRIVE

- 126 miles to Bakersfield
- 163 miles to Las Vegas
- 386 miles to Phoenix
- 411 miles to Sacramento

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HIGH DESERT DEMOGRAPHIC PROFILE



Barstow stands at the heart of the High Desert's robust workforce ecosystem, anchoring a regional population of nearly 470,000 residents with strong employment fundamentals. With 196,000 employed workers in the greater region and a significant 31.2% blue-collar workforce specializing in transportation, construction, and production—the backbone of industrial operations—Barstow offers companies immediate access to skilled labor. The region's affordable housing market, with a median home value of \$425,517 and diverse housing options, ensures workforce stability and retention for businesses establishing operations in Barstow.

KEY FACTS



469,298
Total Population



34.9
Median Age



\$75,720
Med. Household
Income



196,289
Total Labor
Force

EDUCATION

18%

No High School
Diploma

33%

High School
Graduate

33%

Some College

16%

Bachelor's/Grad/
Prof Degree

EMPLOYMENT



49%
White Collar



31%
Blue Collar



20%
Services



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