IPG INDUSTRIAL PROPERTY GROUP | JLL

BARSTOW

INTERNATIONAL LOGISTICS CENTER

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

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

ACCESS

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

BNSF

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

ON/OFF RAMP
58
66
15
Main Street
B STREET
C STREET
F STREET
LENWOOD ROAD
TRANSLOAD WAREHOUSE , TYP
VEHICLE ENTRANCE TO TWC
ROADRUNNER ROAD
EMERGENCY HYBRID FUEL CANOPY
EXISTING MAINLINES (No.1&2)
BASIN TYP
E STREET
D ST.
LENWOOD CHANNEL
ADMIN BUILDING
VEHICLE ENTRANCE TO RAILYARD
MAINTENANCE BUILDING
COUNTRY CLUB DRIVE
SOLAR FARM
DRIVER'S ASSISTANCE BUILDING
HINKLEY ROAD
WAREHOUSE STAGING, TYP
A STREET
HINKLEY ROAD ANCILLARY RAIL STORAGE AREA
BLOCK SWAP YARD
INTERMODAL FACILITY
MAIN STREET
TRANSLOAD WAREHOUSE , TYP
BASIN TYP.
WAREHOUSE STAGING, TYP
JIGGS ROAD
MOJAVE RIVER
PROPOSED SOUTH MAINLINES (No.3&4)

BARSTOW
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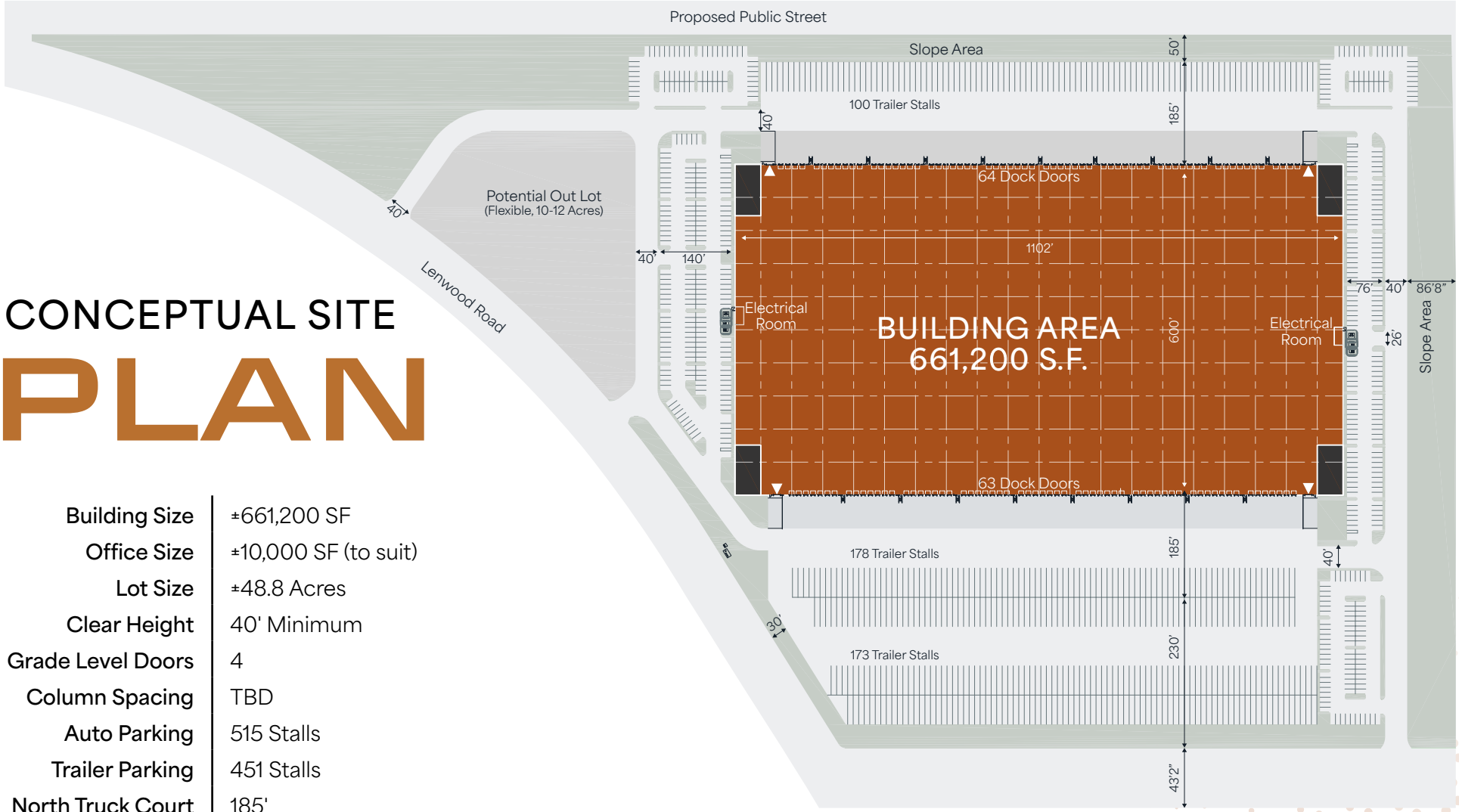
AMENITIES

Hampton, Fairfield by Marriott, Holiday Inn, Carl's Jr., Cane's, Jersey Mike's, McDonald's, In-N-Out Burger, Del Taco, Chili's, Starbucks, Subway, Flying J, Loves, TA Travel Centers of America

SHOPPING

Columbia, VANS, Calvin Klein, Michael Kors, Tommy Hilfiger, New Balance, Levi's, adidas

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

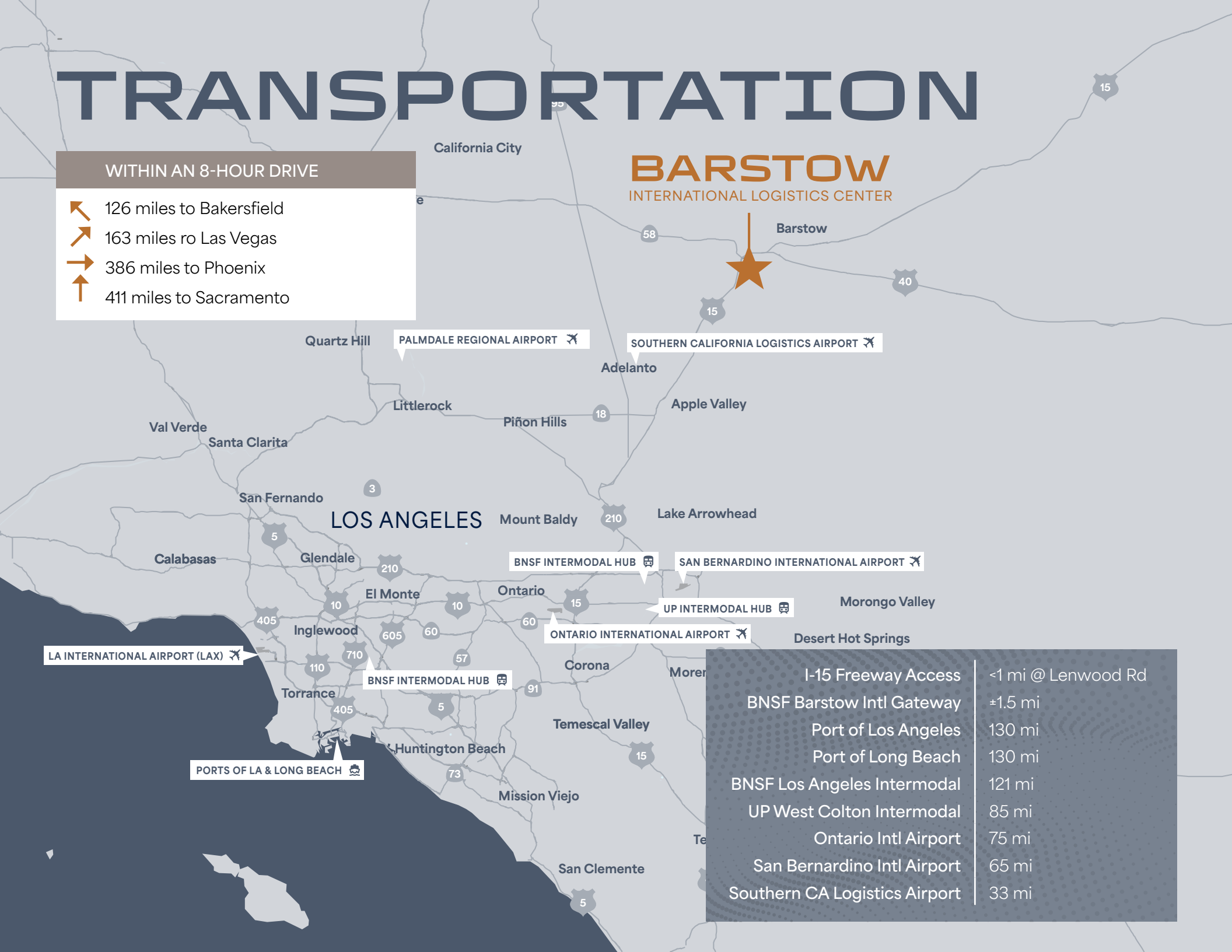
Specialized Industrial
- Cleaning plants
- Equipment maintenance
- Technical training facilities

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 ro Las Vegas
- 386 miles to Phoenix
- 411 miles to Sacramento

I-15 Freeway Access	<1 mi @ Lenwood Rd
BNSF Barstow Intl Gateway	±1.5 mi
Port of Los Angeles	130 mi
Port of Long Beach	130 mi
BNSF Los Angeles Intermodal	121 mi
UP West Colton Intermodal	85 mi
Ontario Intl Airport	75 mi
San Bernardino Intl Airport	65 mi
Southern CA Logistics Airport	33 mi

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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