

WEST VALLEY LOGISTICS CENTER

LAND/
BUILD TO SUIT
SITES

198 ACRES AVAILABLE | up to 3.2 MSF

Armstrong Road & Locust Avenue, Fontana, CA



View Property Video



- Located in the Inland Empire West, one of the most robust industrial markets in the United States
- Centrally located, only 2 miles south of I-10 and 3 miles north of SR-60 with close proximity to the I-10 and I-215 interchange

 **IDI Logistics**
CBRE

PARK INFORMATION



West Valley Logistics Center is strategically located in one of the premier distribution markets in the country. It can accommodate rentable area up to 3.2 MSF with buildings ranging from 101,656 to 1,247,745 SF. The site features proximity/access to three major Interstates and the nation's busiest port system; immediate proximity to Ontario Airport, UPS & FedEx Ground Hubs and BNSF Intermodal Yard.

DRIVING DISTANCES

NOTABLE LOCATIONS

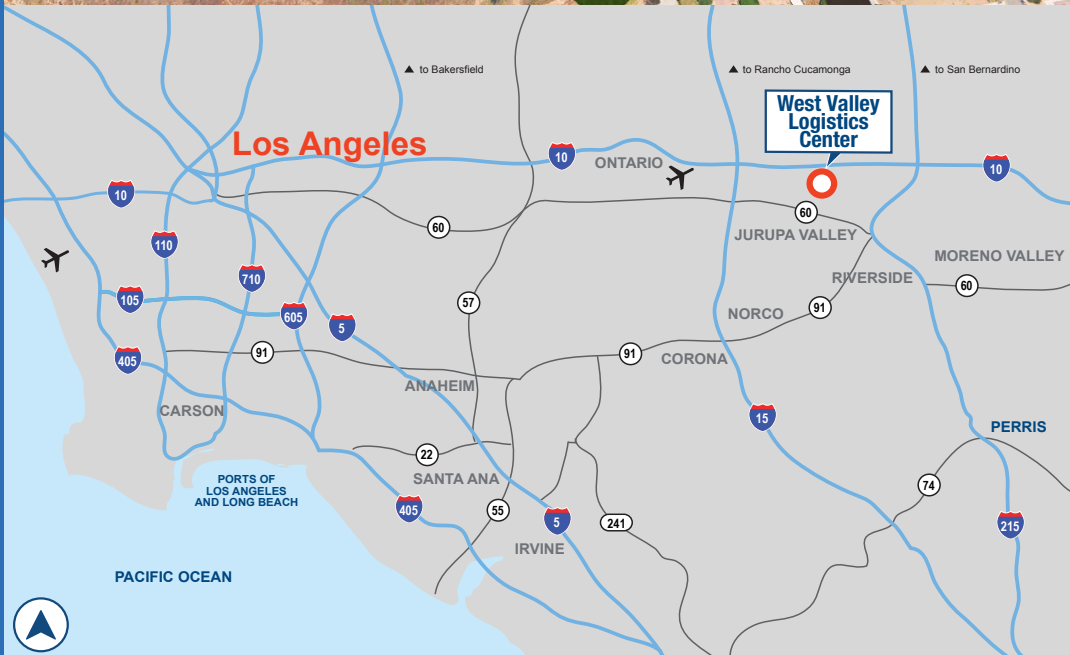
San Bernardino 12 miles
Ontario 16 miles
Anaheim 41 miles
Downtown Los Angeles 52 miles
Ports of L.A. & Long Beach 69 miles

INTERSTATE

I-10 2.5 miles
I-215 8 miles
I-15 10 miles
I-5 40 miles
I-405 45 miles

AIR

Ontario Int'l Airport 12 miles
John Wayne Airport 48 miles
LAX 66 miles



PROPOSED BUILDINGS

up to 3.2 MILLION SQUARE FEET

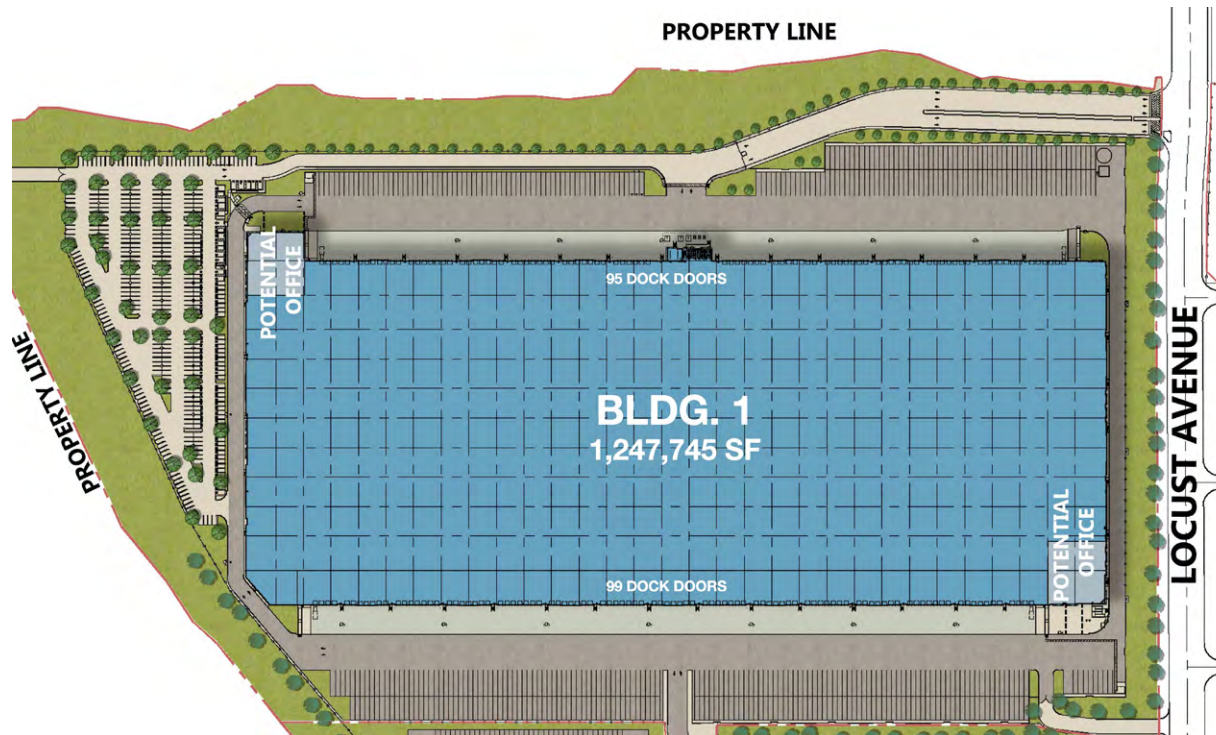


PARK FEATURES

- Located in the Inland Empire West, one of the most robust industrial markets in the United States
- Centrally located, only 2 miles south of I-10 and 3 miles north of SR-60 with close proximity to the I-10 and I-215 interchange
- Less than 30 minutes from Ontario International Airport
- Excellent access to the Ports of Long Beach and Los Angeles, as well as direct transportation routes to service the West Coast
- Business-friendly City of Fontana
- Ample parking for high employee e-commerce
- Close to amenities
- Affordable housing in region
- Excess trailer parking available

BUILDING 1

1,247,745 SQUARE FEET

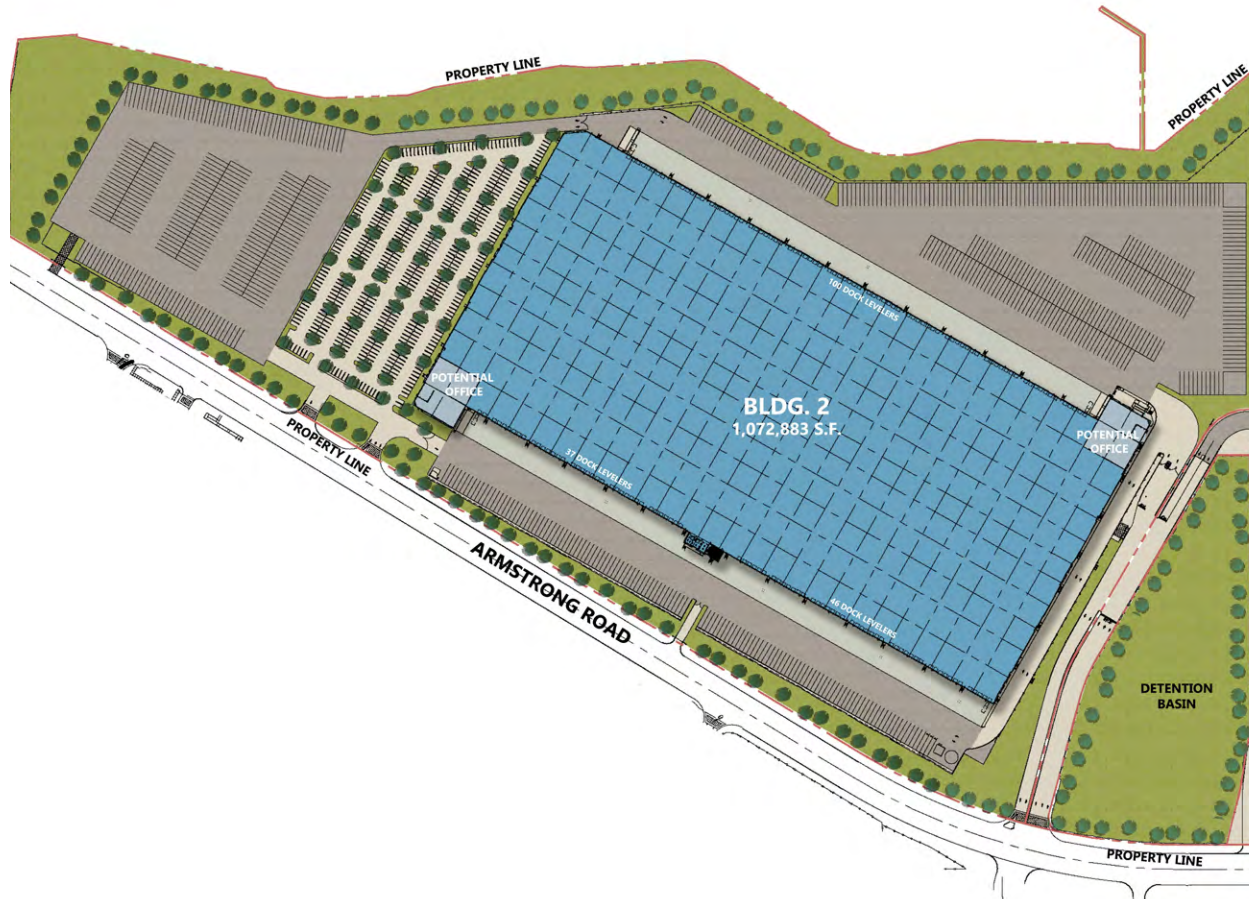


11520 ARMSTRONG ROAD

SITE AREA:	76.37 acres
BUILDING AREA:	1,247,745 SF
OFFICE:	15,000 SF
MEZZANINE:	15,328 SF
CLEAR HEIGHT:	42'
DOCKS:	194 (9' x 10')
DRIVE-IN DOORS:	4 (12' x 14')
AUTO PARKING:	690 spaces
TRAILER PARKING:	460 stalls

PROPOSED BUILDING 2

1,072,883 SQUARE FEET



11940 ARMSTRONG ROAD

SITE AREA:	68.22 acres
BUILDING AREA:	1,072,883 SF
OFFICE:	15,000 SF
MEZZANINE:	15,264 SF
CLEAR HEIGHT:	42'
DOCKS:	183 (9' x 10')
DRIVE-IN DOORS:	4 (12' x 14')
AUTO PARKING:	511 spaces
TRAILER PARKING:	694 stalls

PROPOSED BUILDING 3

up to 402,346 SQUARE FEET



11949 ARMSTRONG ROAD

SITE AREA:	26.72 acres
BUILDING AREA:	402,346 SF
POTENTIAL OFFICE:	10,000 SF
POTENTIAL MEZZANINE:	10,172 SF
CLEAR HEIGHT:	40'
DOCKS:	56 (9' x 10')
DRIVE-IN DOORS:	2 (12' x 14')
AUTO PARKING:	218 spaces
TRAILER PARKING:	100 stalls

PROPOSED BUILDING 5

up to 101,656 SQUARE FEET

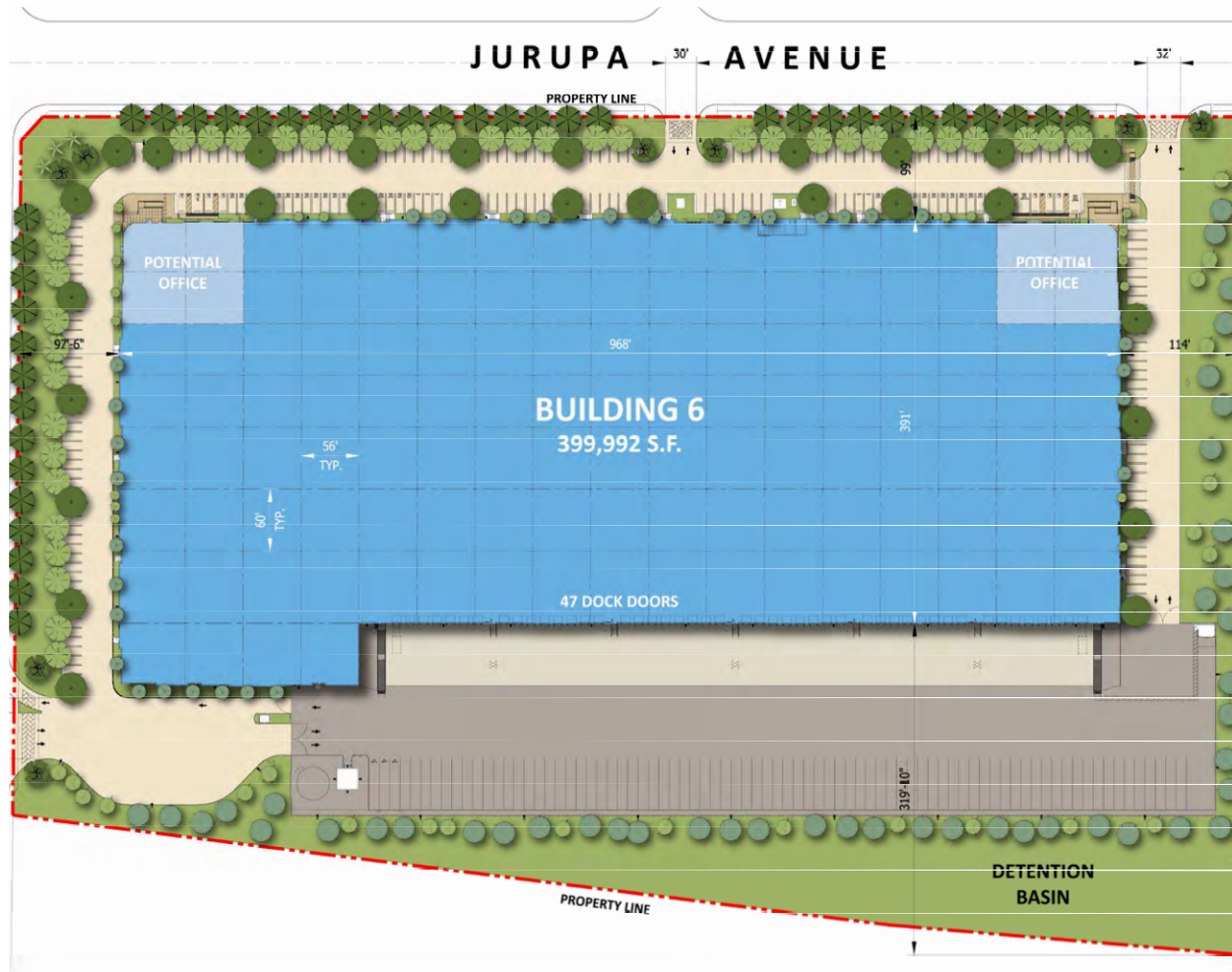


12099 ARMSTRONG ROAD

SITE AREA:	10.50 acres
BUILDING AREA:	101,656 SF
POTENTIAL OFFICE:	5,000 SF
CLEAR HEIGHT:	32'
DOCKS:	24 (9' x 10')
DRIVE-IN DOORS:	2 (12' x 14')
AUTO PARKING:	75 spaces
TRAILER PARKING:	22 stalls

PROPOSED BUILDING 6

up to 399,992 SQUARE FEET



11339 LOCUST AVENUE

SITE AREA:	20.26 acres
BUILDING AREA:	399,992 SF
POTENTIAL OFFICE:	10,000 SF
POTENTIAL MEZZANINE:	8,000 SF
CLEAR HEIGHT:	40'
DOCKS:	47 (9' x 10')
DRIVE-IN DOORS:	2 (12' x 14')
AUTO PARKING:	250 spaces
TRAILER PARKING:	80 stalls

West Valley Logistics Center



PARK NEIGHBORS



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198 ACRES | up to 3.2 MSF



CBRE

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IDI Logistics

IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

We are dedicated to serving our customers with exceptional quality and service.

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