



OTTAWA

LOGISTICS CENTER

Ottawa Street, Victorville, CA

FOR LEASE OR SALE
±1,000,903 SF

BUILD-TO-SUIT OPPORTUNITY



Leasing by:



FULLY ENTITLED



OTTAWA LOGISTICS CENTER is a fully entitled, 1,000,903 SF freestanding build-to-suit development opportunity on approximately 52 acres. The building will feature approximately 10,000 sf allocated to office use, cross-dock configuration, 42' clear height, 236 dock high loading doors, 4 drive in doors, 185' truck court depths, 306 trailer stalls and 328 auto parking stalls.

The subject property is strategically positioned within the 233-acre Foxborough Industrial Park with exceptional connectivity to Interstate 15, Interstate 40, and Highway 395. The property is located within an extensive network of air, ground and rail transportation making it an ideal location for build-to-suit developments and optimal for warehousing and logistics. Corporate neighbors include Americold Logistics, The Nutro Company, Church & Dwight, Amazon & Goodyear.

Our Link team has the ability to deliver a build-to-suit development within ± 15 months from start of grading.



HIGHLIGHTS



PRO-BUSINESS

Victorville provides quick turnaround times for citywide permits and licenses.



COMPETITIVE

transportation/drayage costs compared with the Inland Empire East and other growing submarkets.



CENTRALLY LOCATED

near multiple intermodal yards, including BNSF's new 4,500-acre expansion of the Barstow Intermodal Terminal.



AFFORDABLE HOUSING

one of the lowest median housing prices in California.



SKILLED WORKFORCE

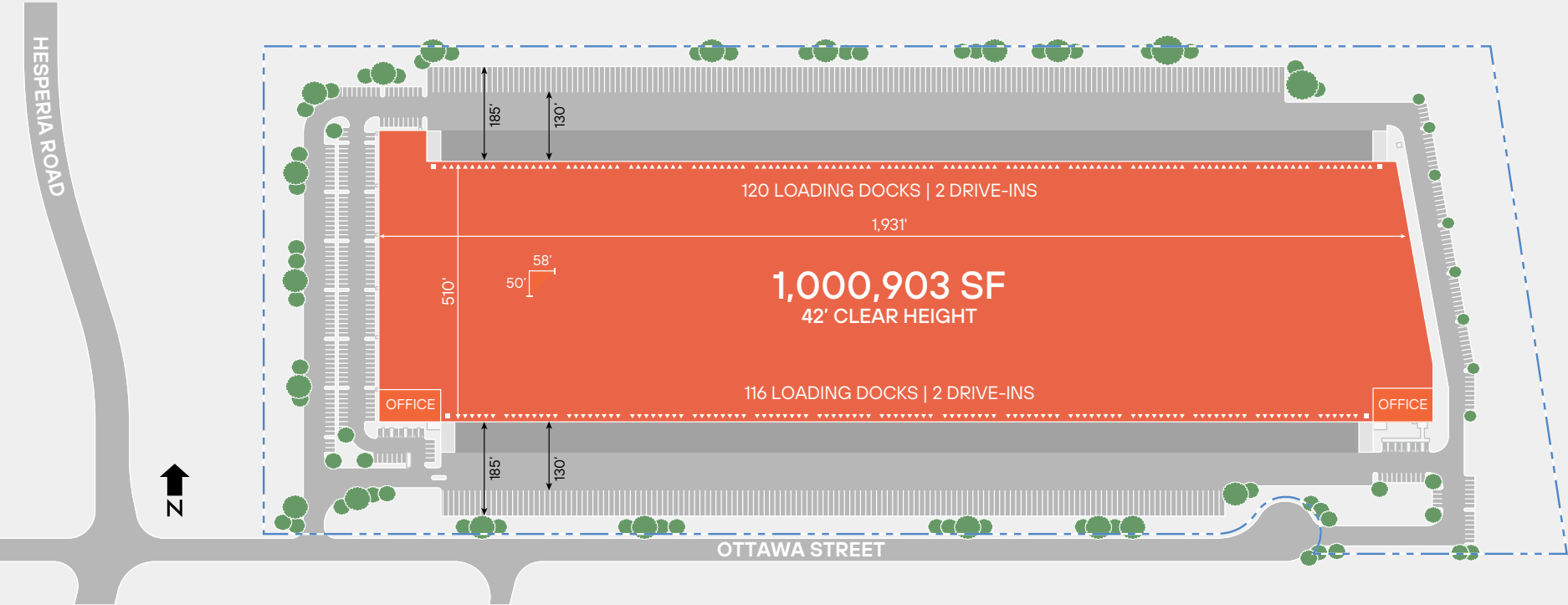
Affordable and skilled workforce located within a commutable distance.



BUSINESS-FRIENDLY AIR DISTRICT

Mojave Desert Air Quality Management District (MDAQMD).

SITE PLAN | FULLY ENTITLED



TOTAL SF
±1,000,903 SF
crossdock configuration

CLEAR HEIGHT
42'

PARKING SPACES
328 car parking
306 trailer stalls

FIRE SUPPRESSION
ESFR K-25 heads

BUILDING DIMENSIONS
510' X 1,931'

OFFICE
To-Suit

TRUCK COURT DEPTH
185'
secured concrete truck courts

LOADING
236 Docks
4 Drive-ins

COLUMN SPACING
50' x 58'
with 60' speed bay

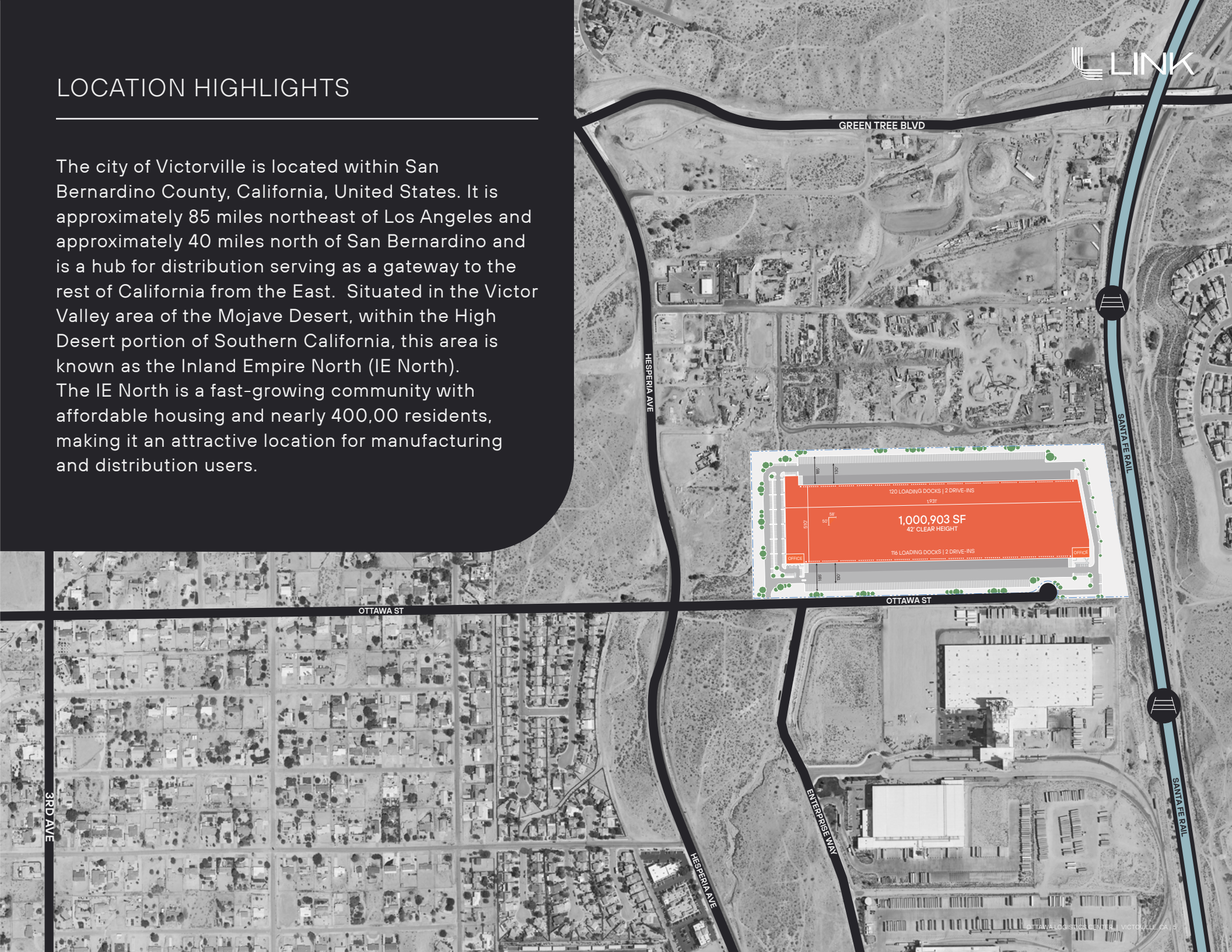
LIGHTING
LED

FLOOR THICKNESS
8"

POWER
4,000 Amps

LOCATION HIGHLIGHTS

The city of Victorville is located within San Bernardino County, California, United States. It is approximately 85 miles northeast of Los Angeles and approximately 40 miles north of San Bernardino and is a hub for distribution serving as a gateway to the rest of California from the East. Situated in the Victor Valley area of the Mojave Desert, within the High Desert portion of Southern California, this area is known as the Inland Empire North (IE North). The IE North is a fast-growing community with affordable housing and nearly 400,000 residents, making it an attractive location for manufacturing and distribution users.



GREEN TREE BLVD

HESPERIA AVE

SANTA FE RAIL

OTTAWA ST

OTTAWA ST

3RD AVE

HESPERIA AVE

ENTERPRISE WAY

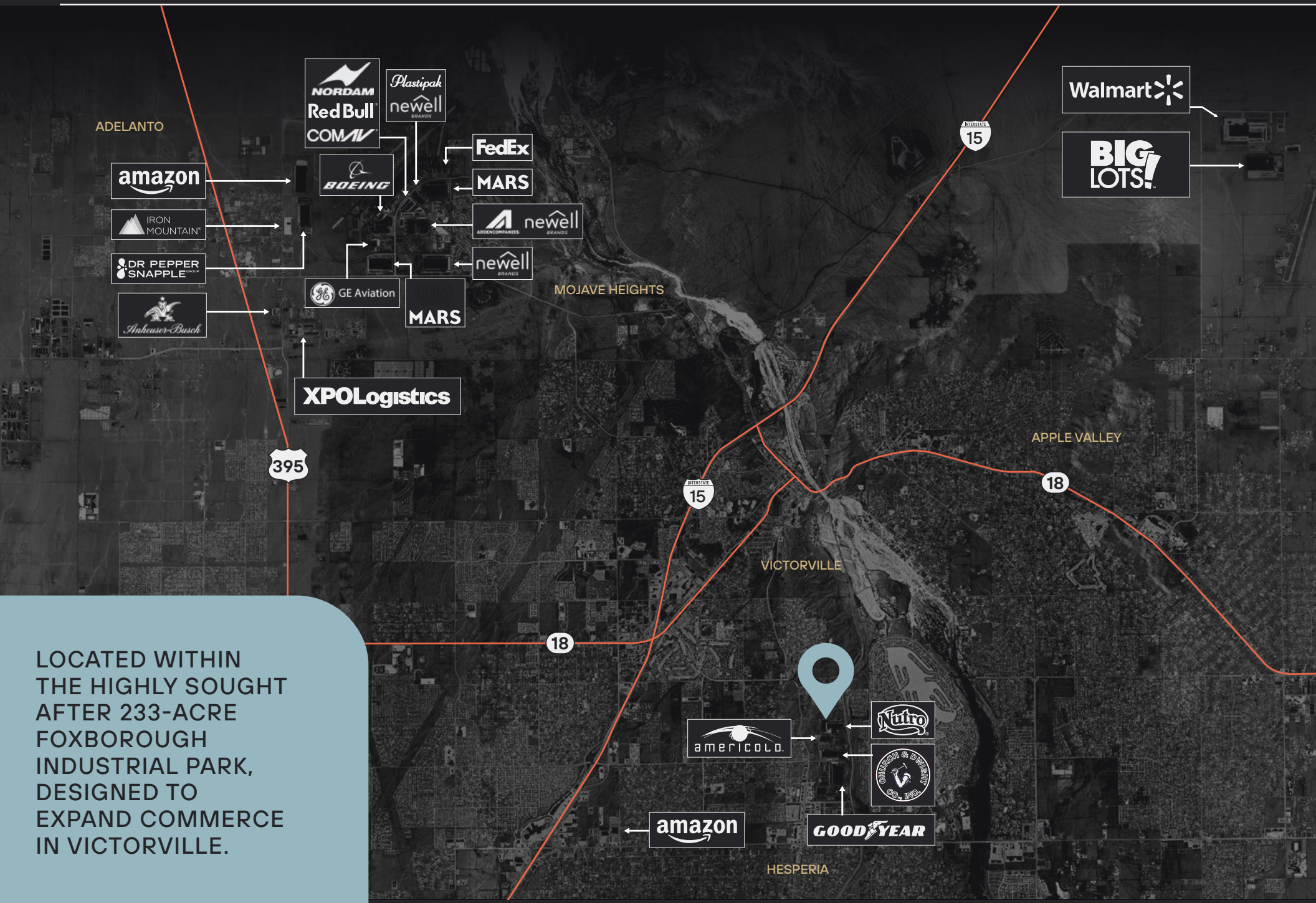
SANTA FE RAIL

120 LOADING DOCKS | 2 DRIVE-INS
1,000,903 SF
42' CLEAR HEIGHT

116 LOADING DOCKS | 2 DRIVE-INS

OTTAWA LOGISTICS CENTER | VICTORVILLE, CA 92381

CORPORATE NEIGHBORS



LOCATED WITHIN
THE HIGHLY SOUGHT
AFTER 233-ACRE
FOXBOROUGH
INDUSTRIAL PARK,
DESIGNED TO
EXPAND COMMERCE
IN VICTORVILLE.

DRIVING DISTANCES



3 MILES

from Interstate 15 and located within minutes from Interstate 15 and US Highway 395

AMPLE PUBLIC INFRASTRUCTURE

to accommodate an estimated 60% of all goods moving into and out of Southern California travel through Victorville.

45 MILES

from Ontario International Airport

100 MILES

from port of Long Beach/LA.

DRIVING DISTANCES	MI
I-15	3 M
BNSF Railyard - Barstow	37 M
I-15 & I-10 Interchange	43 M
Ontario Intl Airport	45 M
Port of Long Beach/LA	100 M
Bakersfield, CA	138 M
Las Vegas, NV	192 M
Phoenix, AZ	359 M



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Leasing by:



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