



LOGISTICS[®]
PROPERTY
CO

BANNING ONE

2600 East John Street, Banning, CA 92220

±1,000,000 SF Industrial Distribution Building



- 3600' of I-10 freeway frontage
- Union Pacific Rail available
- 95 miles from Ports of Los Angeles & Long Beach
- All concrete truck courts and parking
- 56' x 60' typical bay spacing & 60' speed bays
- 40' clear height
- Cross-dock loading
- ±7,093 SF office area
- LED lighting
- 4,000 amps, 277/480v (expandable)
- Constructed to LEED v.4 equivalent standards pursuant to the U.S. Green Building Council rating system



**CUSHMAN &
WAKEFIELD**

Tim Pimentel, SIOR

Vice Chairman

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Kent Hinds

Managing Director

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Chris Pimentel

Director

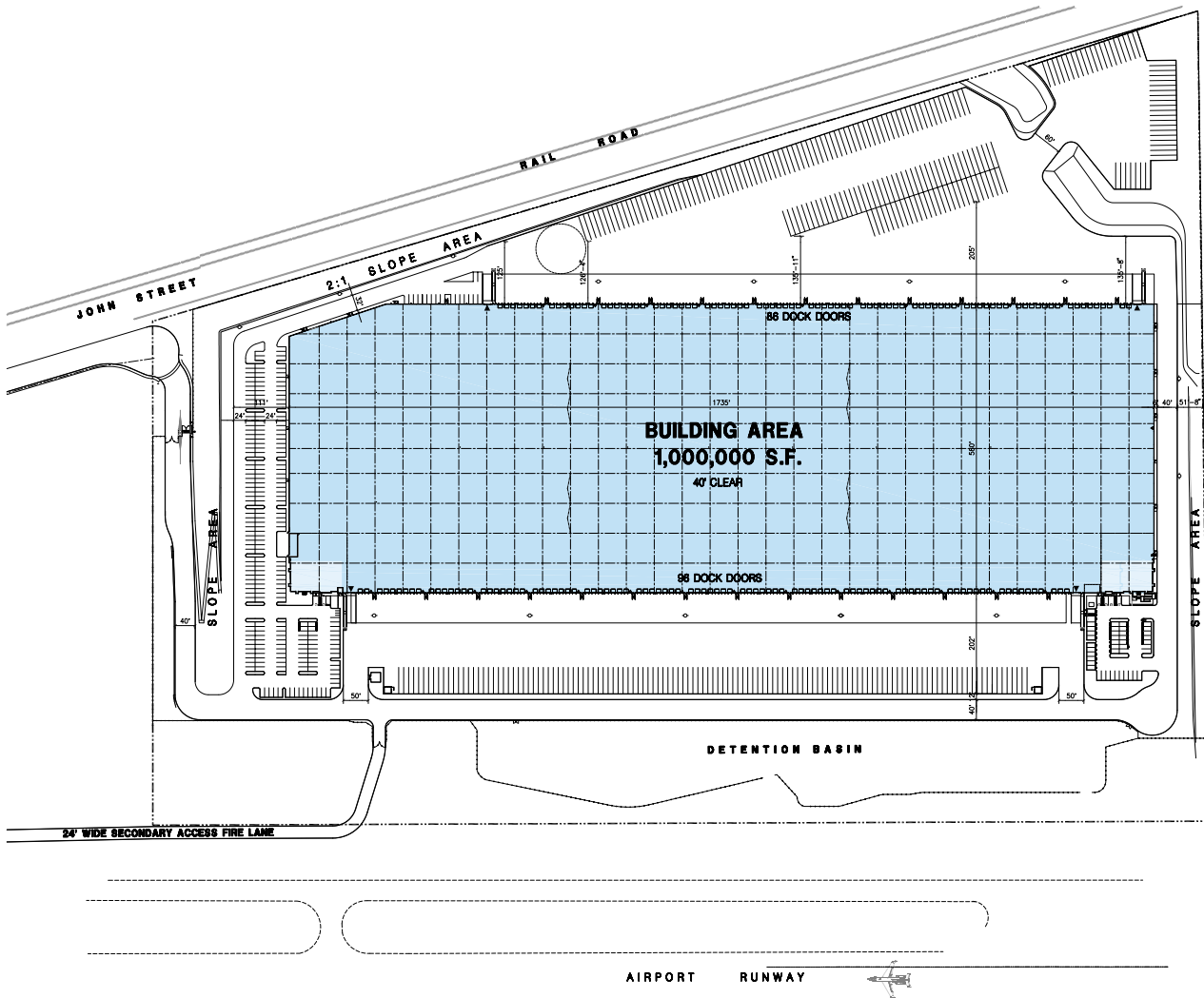
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TOTAL BUILDING SIZE	±1,000,000 sf
BUILDING DIMENSIONS	1735' x 580'
COLUMN SPACING	56' x 60' typical
AUTO PARKING	303 car stalls
TRAILER PARKING	326 trailer stalls
FLOORS	7" ductilcrete slab, 4,000 PSI

DOCK DOORS	182 (60 doors w/ 40,000 lb. mechanical dock levelers)
DRIVE IN DOORS	4
LOADING BAY	60' to first column line
FIRE PROTECTION	ESFR (K-25 heads @ 45 psi)
CLEAR HEIGHT	40'
ROOF	1/2" plywood roof deck w/ a 4-ply built-up roof membrane



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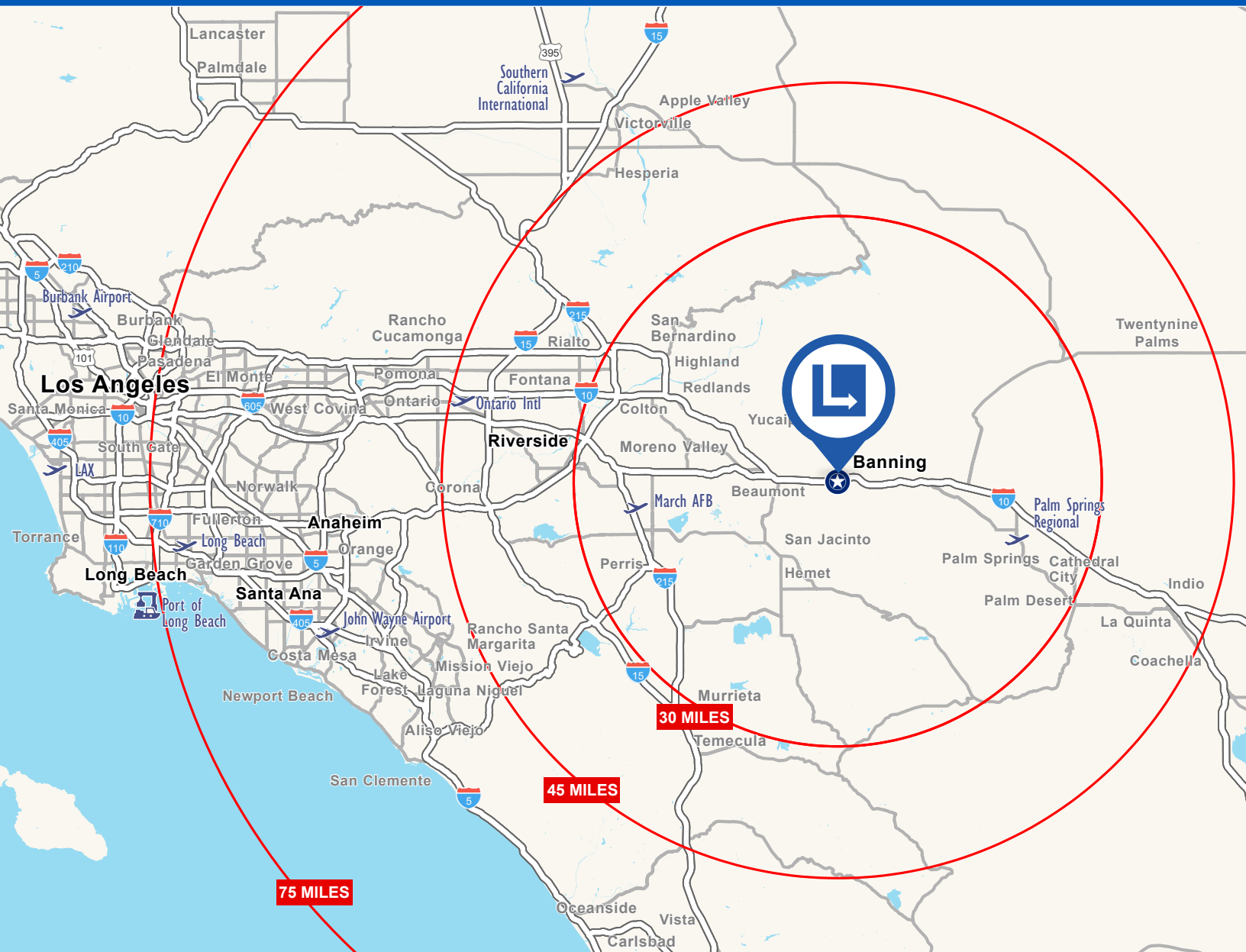
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- Population of nearly 4.2 million people within 45 miles of the Property
- Over 1 million employees within 30 miles of the Property
- The Property is just 45 miles from Ontario International Airport
- 8 Miles to the I-10/SR-60 Interchange providing access to the Ports of Los Angeles and Long Beach



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