

# 12179 MOMENTUM ROAD

Victorville, CA

- » **100% Leased to Iron Mountain** (NYSE: IRM) With 8 Years of Term Remaining (December 2033)
- » **Strategic Inland Empire North** Location Proximate to Southern California Logistics Airport (SCLA)
- » **State-of-the-Art Class A Building** Totaling 471,389 SF

# THE OFFERING

CBRE, Inc. as an exclusive advisor, is pleased to present the opportunity to acquire **12179 Momentum Road** (“The Property”), a state-of-the-art distribution building totaling 471,389 SF in the IE North. Located in Victorville, CA, the building offers best-in-class specifications including 36’ clearance, 61 dock doors, abundant trailer and auto parking, and large concrete truck courts. The Property is 100% leased to Iron Mountain (NYSE: IRM), a global leader in information management, storage, and data services through December 2033, providing long-term stable cash flow.

Strategically located in the IE North, the Property is proximate to the Southern California Logistics Airport with close access to CA-395 and I-15 corridor with connectivity to Los Angeles, the ports, and eastbound freight to Nevada, Utah, Arizona and beyond.

**Iron Mountain strategically picked Victorville because of its freeway access, proximity to the Ports, lower operating costs and abundant, skilled labor force.**

## PROPERTY OVERVIEW

<b>Address</b>	12179 Momentum Road, Victorville, CA
<b>Occupancy</b>	100%
<b>Tenant / Expiration</b>	Iron Mountain / December 2033
<b>Tenant Credit</b>	S&P: BB-   Moody's: Ba3
<b>RSF</b>	471,389
<b>Land Size (AC)</b>	26.7
<b>Coverage</b>	41%
<b>Year Built</b>	2023
<b>Clear Height</b>	36'
<b>Truck Court Depth</b>	236'
<b>Trailer Parking</b>	128 Stalls
<b>Car Parking</b>	259 Stalls
<b>Dock-High Doors</b>	61
<b>Grade-Level Doors</b>	2
<b>Electrical</b>	4000 Amps
<b>Sprinklers</b>	NFPA 13 ESFR

# INVESTMENT HIGHLIGHTS



**Stable Cash Flow:** 100% leased to Iron Mountain (NYSE: IRM) through December 2033 delivering predictable, stable cash flow with no near-term rollover risk



**Strong Tenant Fundamentals:** Iron Mountain is a global leader trusted by over 240,000 customers with resilient recurring revenue from storage, digital solutions, and growing data center segments



**Asset Quality:** New construction (2023), Class A asset with top of the market specifications



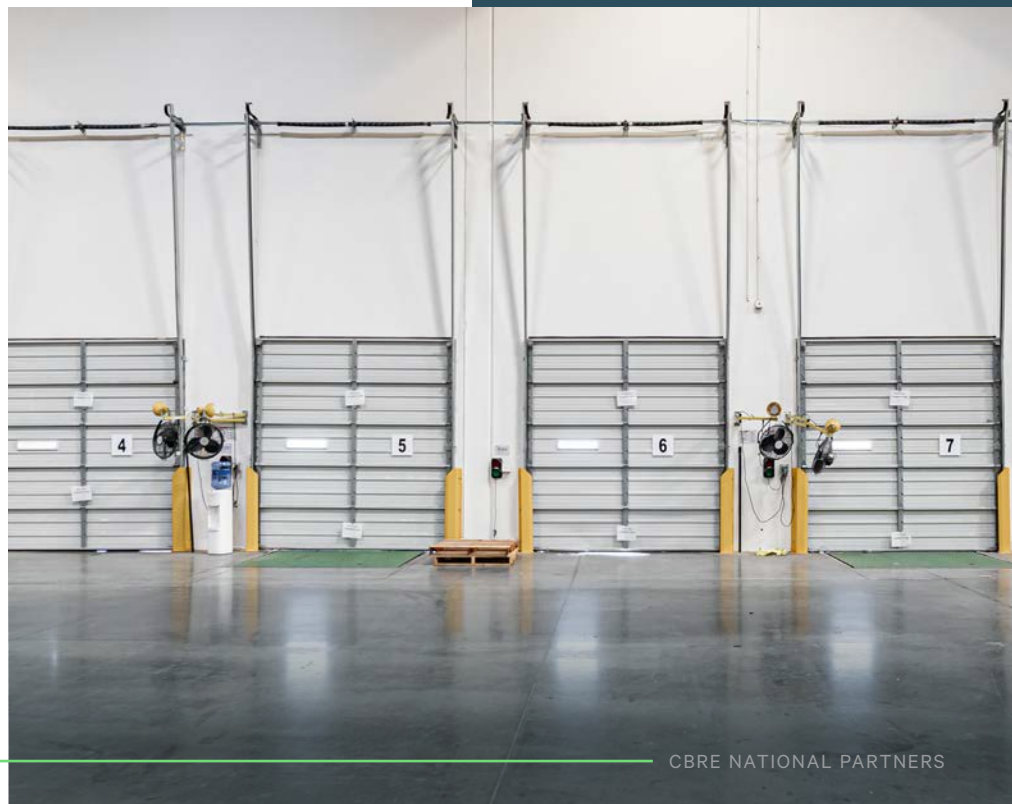
**Thriving Submarket:** Victorville is home to Fortune 500 companies and large-scale institutional investment



**Labor Pool:** ~80,000 warehouse & transportation employees within a 45-minute drive



**Strategic Location:** Located in SCLA with readily available Victorville power and close proximity to I-15 & I-40 which carry more goods than other interstates in the U.S.



# CLASS A CROSS-DOCK INDUSTRIAL FACILITY TOTALING 471,389 SF



36'  
Clear Height



128 Trailer  
Parking Spaces



61  
Dock-High Doors



236'  
Truck Court Depth



41%  
Coverage



2  
Grade-Level Doors



259 Car  
Parking Spaces



LED  
WH Lighting



NFPA 13 ESFR  
Sprinklers



HVAC  
In Office Areas

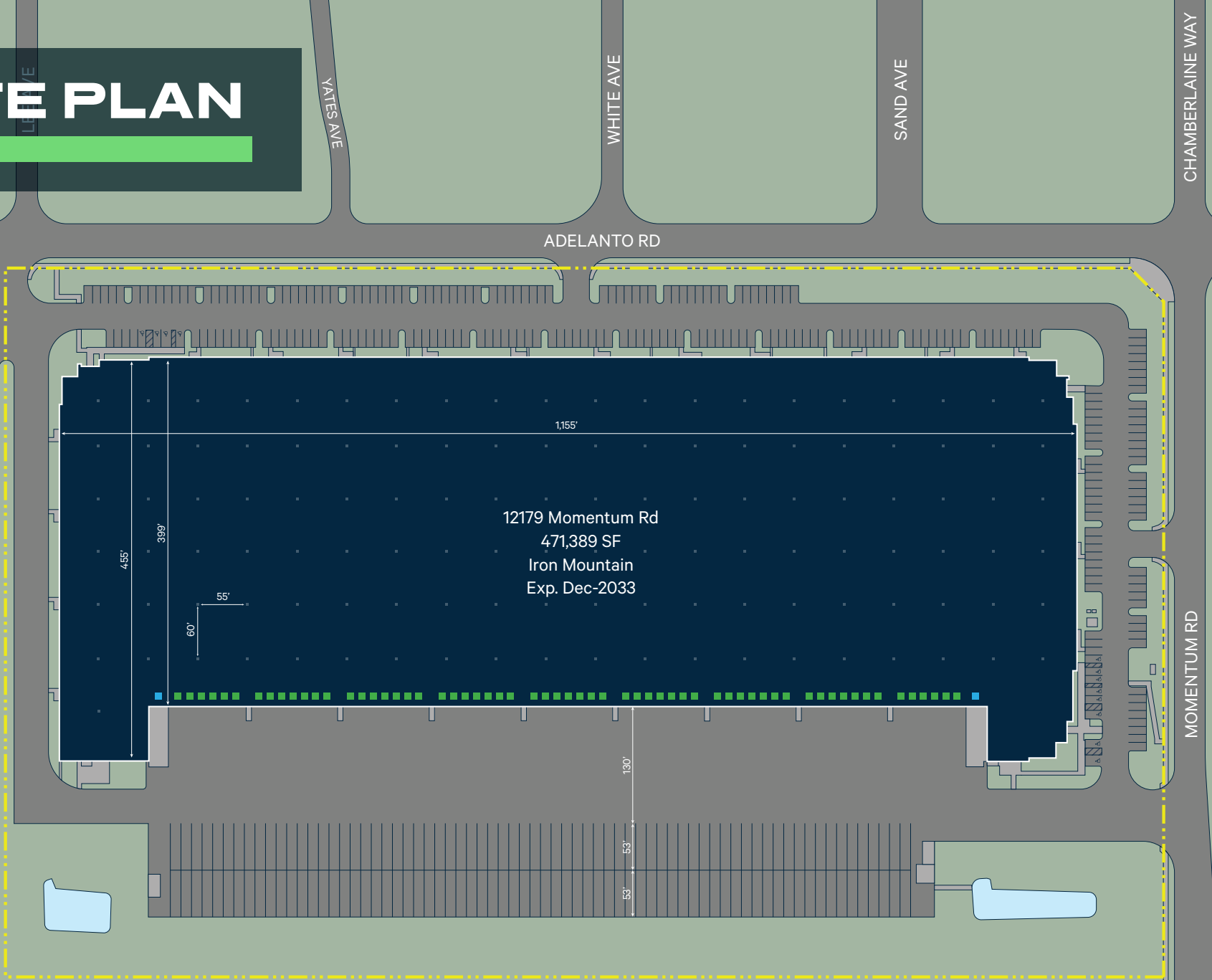


4,000 Amps  
Power



3,562 SF  
Office

# SITE PLAN



- DOCK-HIGH DOORS
- GROUND-LEVEL DOORS



# WHY VICTORVILLE & IE NORTH?

## Low Operating Costs, Cheap/Skilled Labor and an Extensive Transportation Network Make the IE North One of the Best Distribution Locations for Major SoCal Corporations

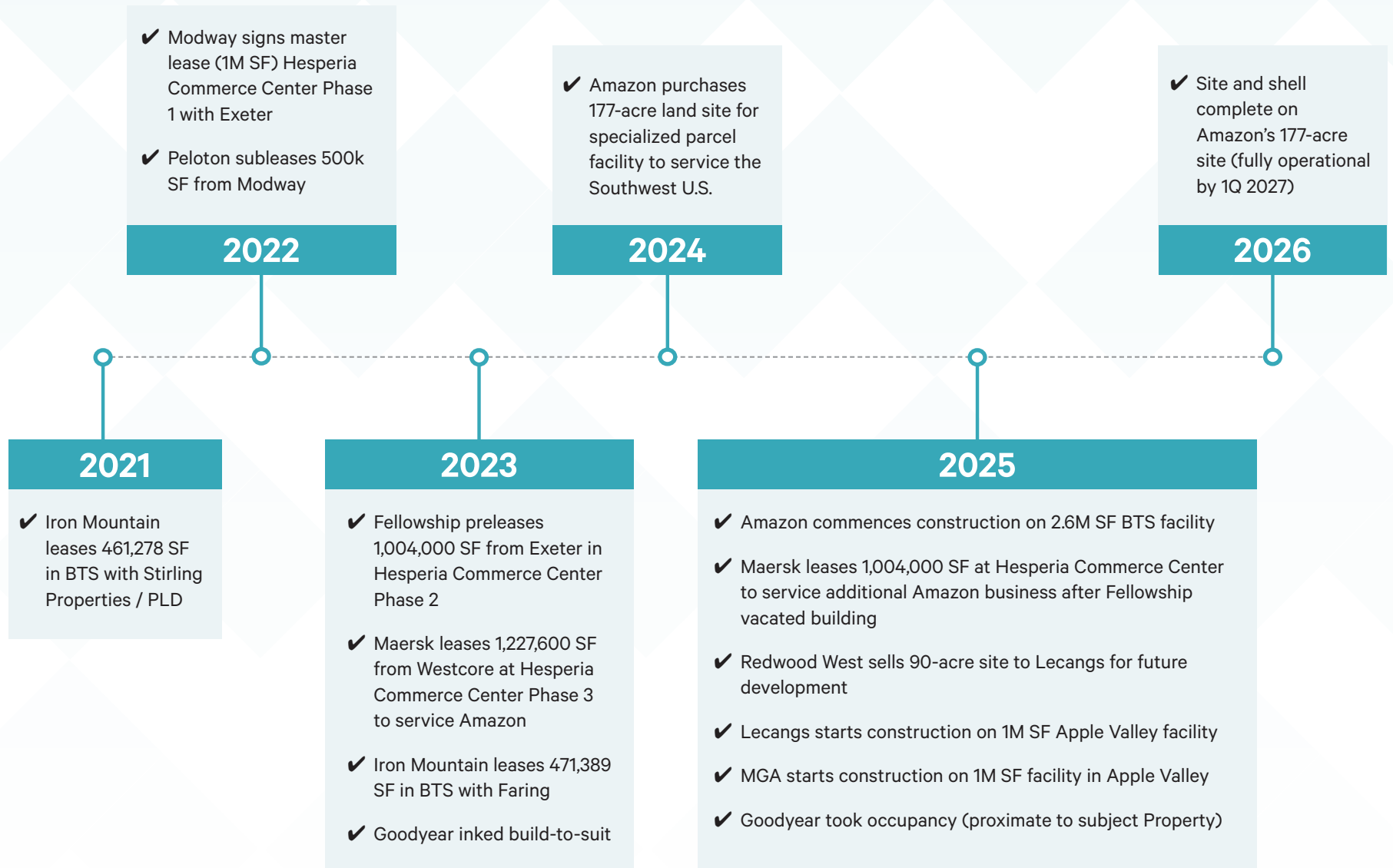
- Pro-business climate and robust intermodal offerings
- Substantial projected economic growth
- Less entitlement and community resistance risk
- Highly attractive basis and yields
- Over 12.5 million people within 75 miles
- Access to the two most prominent interstates in the U.S.

City	Drayage Rate (From Ports of LA/LB)
Phoenix, AZ	\$1,700
Fresno, CA	\$1,556
Las Vegas, NV	\$1,519
Bakersfield, CA	\$1,140
<b>Victorville, CA</b>	<b>\$966</b>
Hesperia, CA	\$910
Moreno Valley, CA	\$754
Perris, CA	\$744
San Bernardino, CA	\$682
Ontario, CA	\$594

Note: Drayage rates include base fees & fuel costs only. Not all fees are included



# IE NORTH INSTITUTIONAL TIMELINE



# 12179 MOMENTUM

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