



FULLY ENTITLED

OTTAWA

LOGISTICS CENTER

Ottawa Street, Victorville, CA

FOR LEASE OR SALE
±1,000,903 SF

BUILD-TO-SUIT OPPORTUNITY



Leasing by:



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, 40' 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.

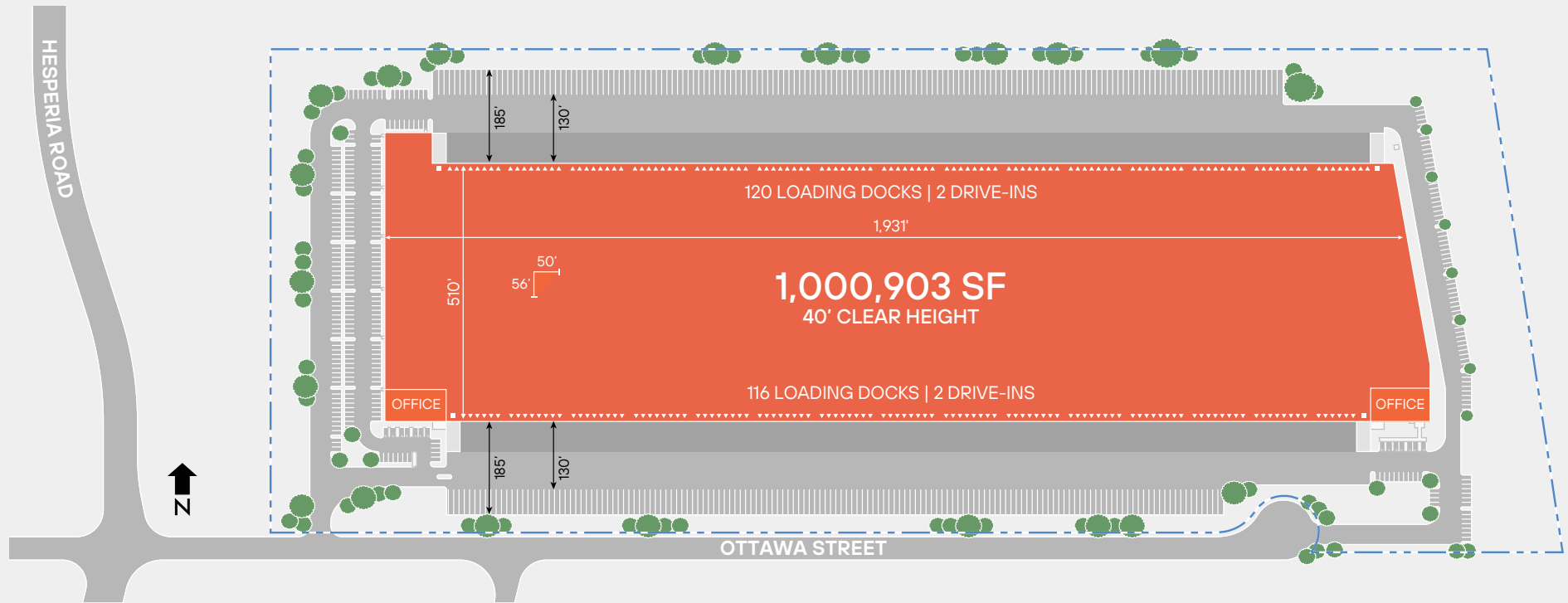
**SKILLED WORKFORCE**

Affordable and skilled workforce located within a commutable distance.

**BUSINESS-FRIENDLY AIR DISTRICT**

Mojave Desert Air Quality Management District (MDAQMD).

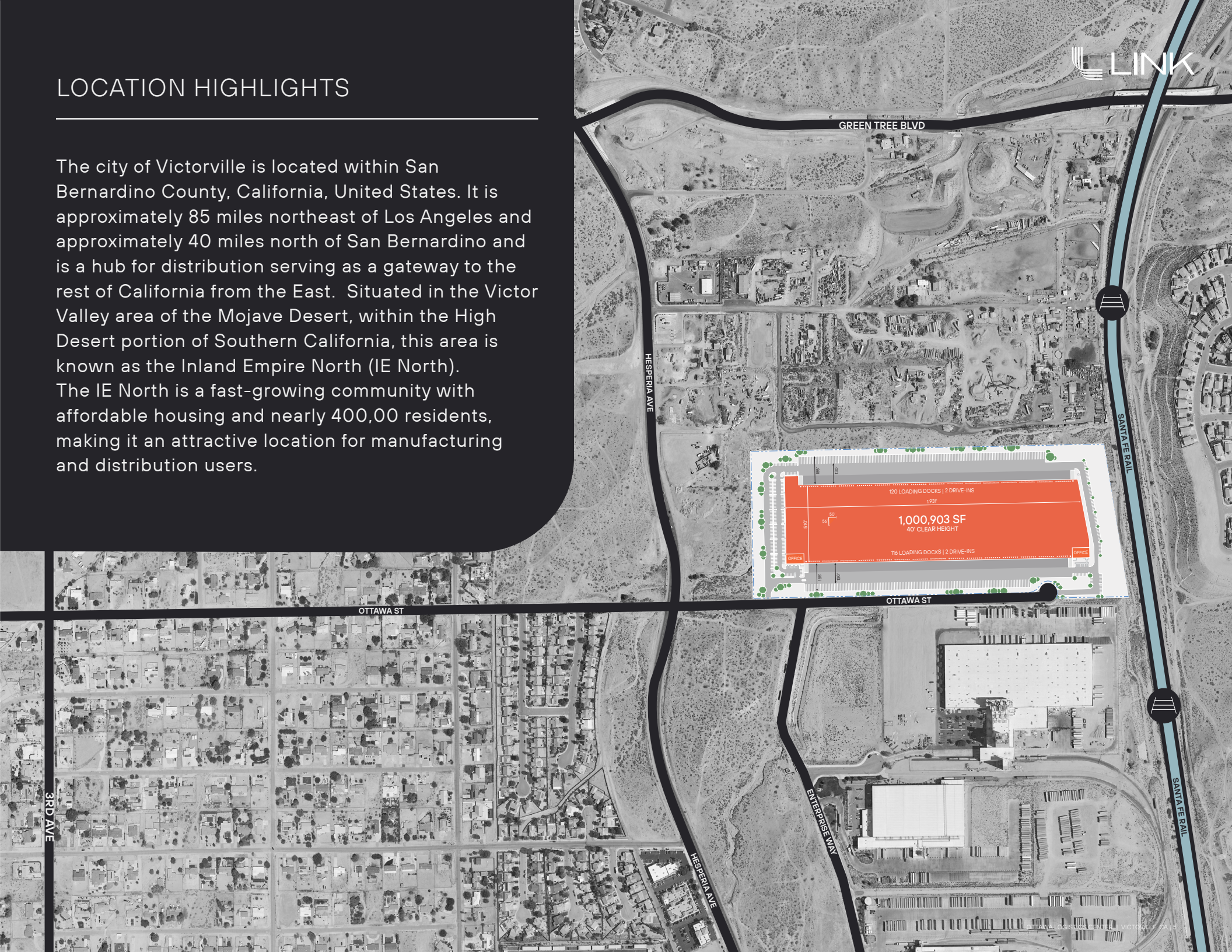
SITE PLAN | FULLY ENTITLED



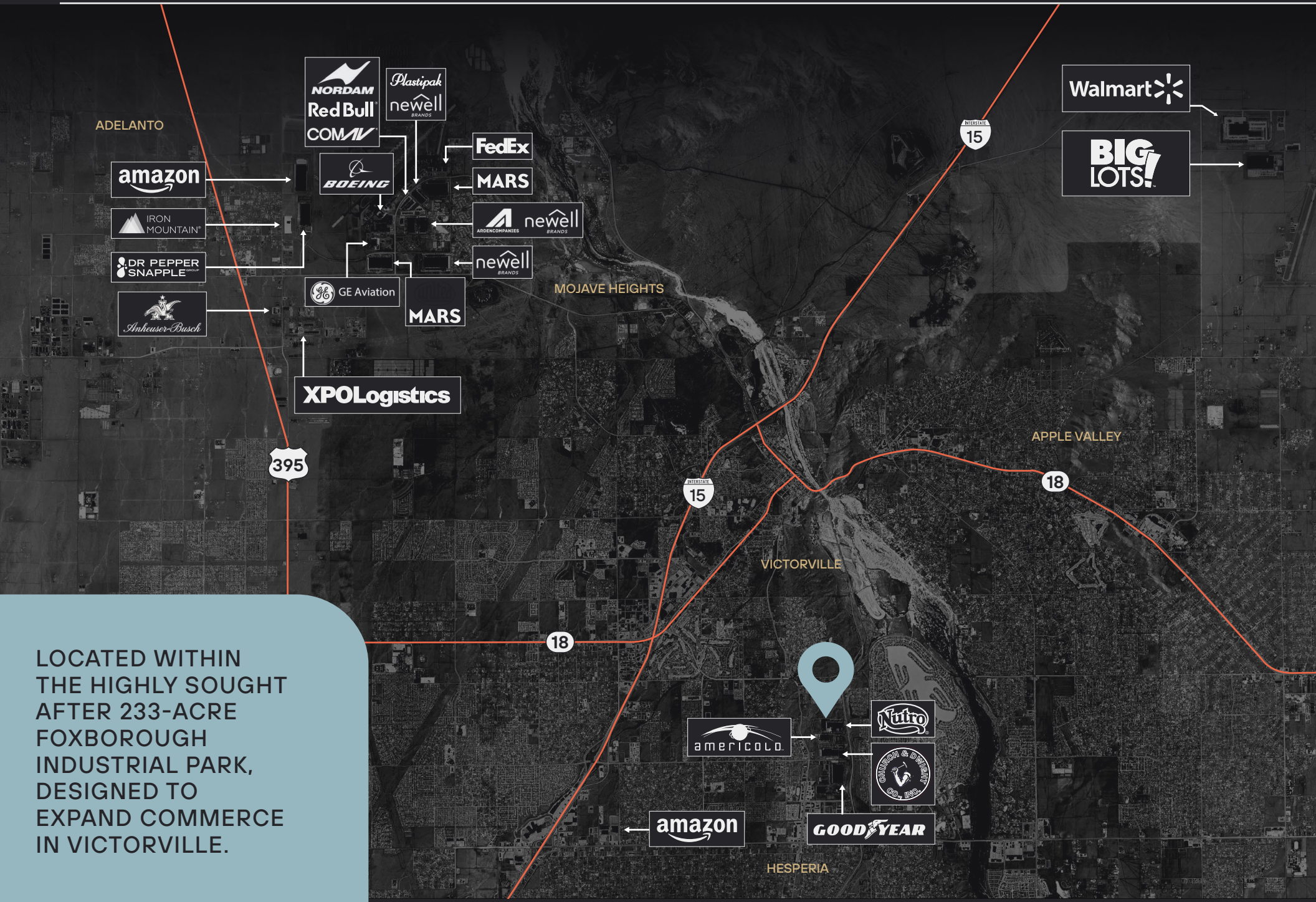
TOTAL SF ±1,000,903 SF crossdock configuration	CLEAR HEIGHT 40'	PARKING SPACES 328 car parking 306 trailer stalls	FIRE SUPPRESSION ESFR K-25 heads
BUILDING DIMENSIONS 510' X 1,931'	OFFICE To-Suit	TRUCK COURT DEPTH 185' secured concrete truck courts	LOADING 236 Docks 4 Drive-ins
COLUMN SPACING 56' x 50' 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 400,00 residents, making it an attractive location for manufacturing and distribution users.



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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