

BARSTOW INDUSTRIAL PARK

±455 Acres Barstow , CA | 92311



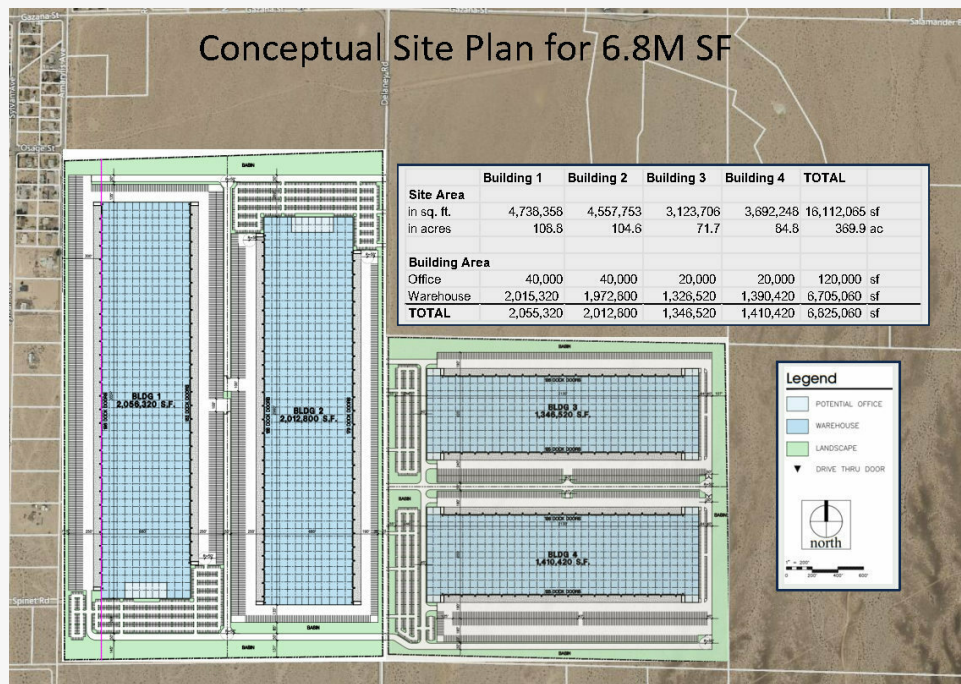
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IPG INDUSTRIAL
PROPERTY
GROUP

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

BARSTOW INDUSTRIAL PARK



OFFERING SUMMARY

Listing Price:	\$6,780,000
Lot Size:	± 455 Acres
Price Per Acre:	\$14,900
Price Per Square Foot:	0.34¢
Zoning:	Business Park
APN:	042109101, 25, 26, 07133, 34, 35
Utilities Water:	Golden State Water Co
Utilities Sewer:	City of Barstow
Utilities Electricity:	SoCal Edison

DEVELOPMENT PLAN

- Conceptual plans support up to 6.8 million SF of big-box industrial space in a multi-tenant business park.
- Prime logistics position just 1.3 miles from Barstow International Gateway (BIG) and near I-15, I-40, Highway 58, major ports, and regional air cargo facilities.
- Business Park zoning supports office, R&D, support services, and light industrial/manufacturing uses.
- Utility-ready location with water service availability, nearby sewer connections, and power from Southern California Edison.
- BIG was approved by Barstow City Council in June of 2026
- Estimated \$4B project spanning 4,335 acres
- Groundbreaking to take place by Q4 2026
- Site to be operational by 2028





Barstow International Gateway

±455 acres on Delaney Road in Barstow presents a rare opportunity to shape the future of one of Southern California's most strategically positioned industrial corridors. Zoned Business Park (BP), the property supports a broad range of uses, including corporate offices, research and development, support services, and light industrial and manufacturing operations

With approximately 400 contiguous acres, the site offers exceptional scale and flexibility. Conceptual plans illustrate the potential for up to 6.8 million square feet of big-box industrial development, creating an ideal canvas for a world-class multi-tenant industrial park. Infrastructure readiness further enhances the opportunity, with a Can & Will Serve Letter from Golden State Water, nearby sewer connections provided by the City of Barstow, and power service from Southern California Edison.

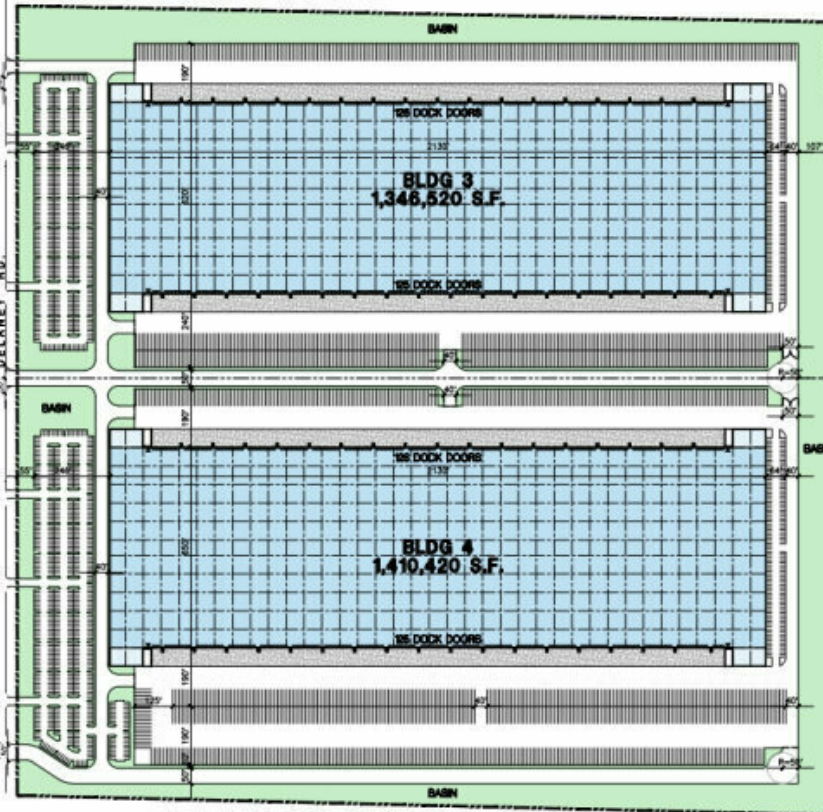
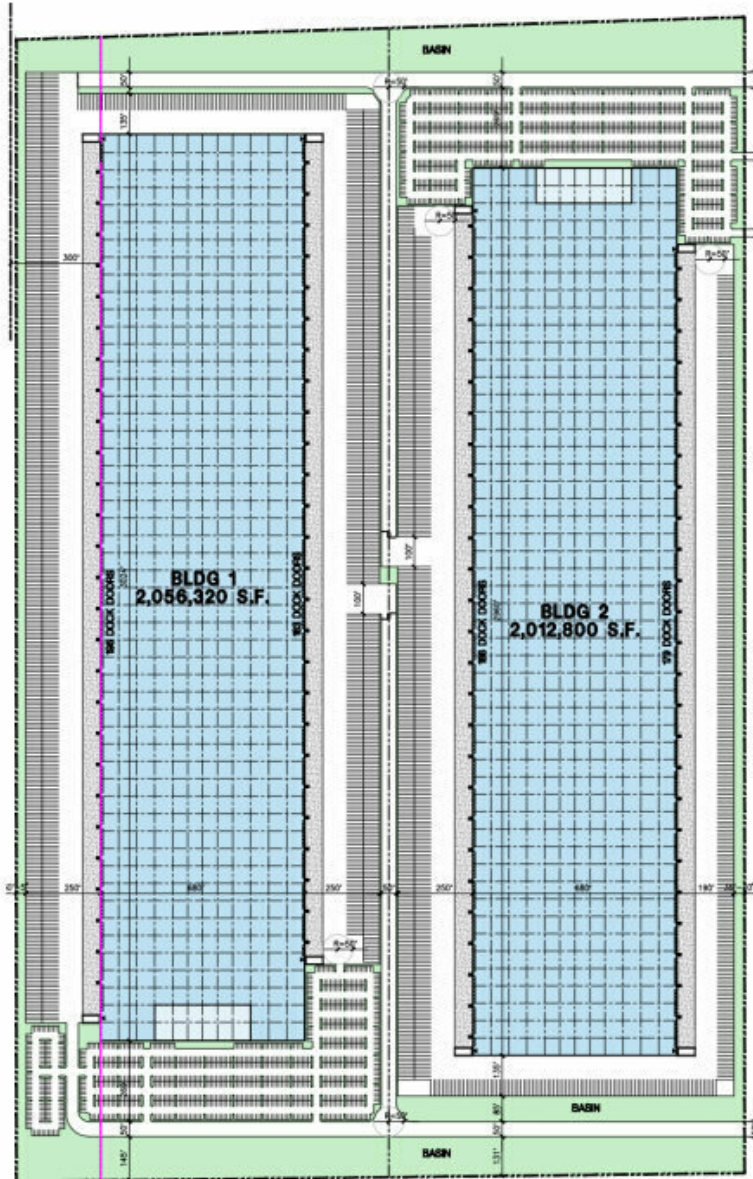
What truly distinguishes this property is its unparalleled location. Positioned just 1.3 miles from the Main Street entrance of the transformative Barstow International Gateway (BIG) intermodal facility, the site is uniquely suited to support the next generation of logistics, distribution, and industrial services. Connectivity is outstanding, with Highway 58 and Interstate 15 less than five miles away, providing direct access to Interstate 40 and major Western markets.

The property also benefits from proximity to key transportation and logistics assets, including Southern California Logistics Airport less than 40 miles away and the Ports of Los Angeles approximately 130 miles to the south. As industrial growth continues to reshape the High Desert, this site stands at the crossroads of commerce, infrastructure, and opportunity.

Conceptual Site Plan for 6.8M SF

Tabulation

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	TOTAL
SITE AREA					
In s.f.	4,738,358	4,557,753	3,123,706	3,692,248	16,112,065 sf
In acres	108.8	104.6	71.7	84.8	369.9 ac
BUILDING AREA					
Office	40,000	40,000	20,000	20,000	120,000 sf
Warehouse	2,016,320	1,972,800	1,328,520	1,390,420	6,706,060 sf
TOTAL	2,056,320	2,012,800	1,348,520	1,410,420	6,826,060 sf
SITE COVERAGE					
Maximum Allowed			50%		
Actual	43.4%	44.2%	43.1%	38.2%	42.4%
AUTO PARKING REQUIRED					
Office: 1/250 s.f.	160	160	80	80	480 stalls
Whse: 20K@1/500 s.f.	40	40	40	40	160 stalls
above 20K@1/1,000 s.f.	1,996	1,953	1,307	1,370	6,626 stalls
TOTAL	2,196	2,153	1,427	1,490	7,266 stalls



Legend

- POTENTIAL OFFICE
- WAREHOUSE
- LANDSCAPE
- DRIVE THRU DOOR

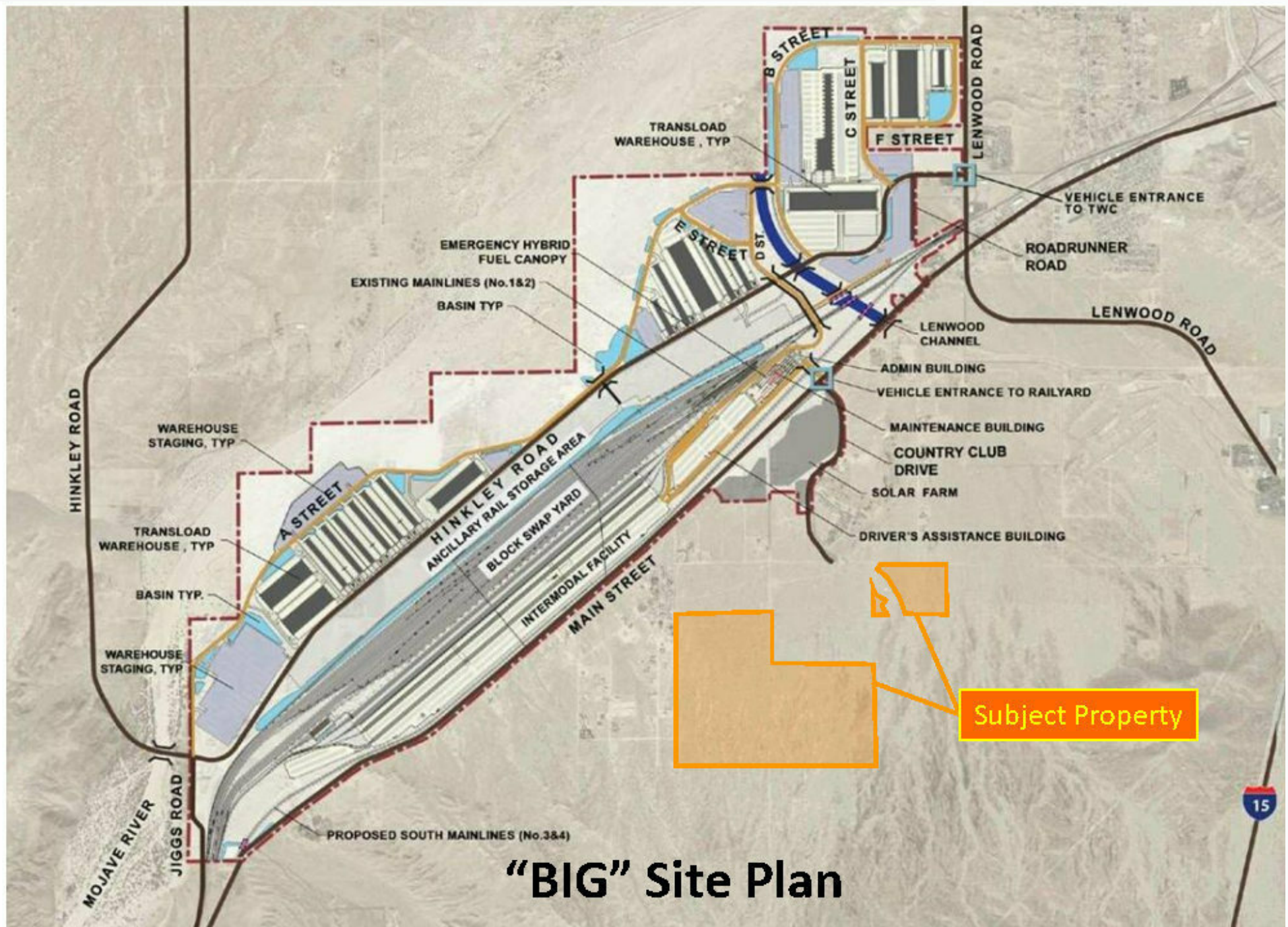


1" = 200'
0 200' 400' 600'

DISTANCE FROM SITE



BARSTOW INTERNATIONAL GATEWAY SITE PLAN



"BIG" Site Plan

BARSTOW INTERNATIONAL GATEWAY (BIG)

The Barstow International Gateway (BIG) is a 4,335-acre, state-of-the-art inland port and rail logistics hub being developed by BNSF Railway through a \$4 billion private investment. Approved by the Barstow City Council in 2026, the project is expected to break ground in late 2026 and become operational by 2028. The facility will include the world's largest intermodal rail yard, transloading facilities, and warehouses designed to transfer freight from international shipping containers to domestic transportation networks.

By intercepting cargo moving through the Ports of Los Angeles and Long Beach, BIG will shift freight from trucks to rail, improving supply chain efficiency and eliminating nearly 800,000 truck trips annually from Southern California highways. The project is expected to generate approximately 62,000 direct, indirect, and induced jobs during construction and support 15,000 permanent jobs once operational, creating significant long-term economic benefits for the High Desert

Recognized as one of only ten transportation projects certified under California's SB 149 process, BIG is also endorsed by the State Rail Plan as a transformative freight mobility and supply chain initiative. The project supports California's Climate Action Plan for Transportation Infrastructure (CAPTI) by advancing a major mode shift from truck to rail, reducing congestion and emissions while strengthening the competitiveness of California's ports.

Sustainability is a core component of the development. BIG will operate as a zero-emission rail yard utilizing battery-electric trucks and cargo-handling equipment and will be powered in part by a 140-acre solar farm and renewable energy infrastructure. Through its economic, transportation, and environmental benefits, BIG is poised to become one of the nation's most significant logistics and supply chain projects.

*Primary Source: BNSF Railway Press Release





KEY PROJECT BENEFITS

- Expected to create 15,000 permanent jobs upon completion.
- Improves national supply chain efficiency and freight distribution capacity.
- Projected to create approximately 62,000 jobs during construction
- Endorsed by the California State Rail Plan as a transformative freight and supply chain initiative.
- Expected to eliminate nearly 800,000 truck trips annually, reducing freeway congestion
- Designed as a zero-emission freight facility utilizing battery-electric trucks and cargo-handling equipment.
- Will be powered by a 140-acre solar farm and renewable energy infrastructure.
- Positions Barstow as a premier national logistics, transportation, and distribution hub.

KEY PROJECT HIGHLIGHTS

- 4,335-acre master-planned rail and logistics facility planned for Barstow, California.
- Designed to be the largest intermodal rail yard in the world.
- Consists of a rail yard, intermodal facility, and transloading warehouses
- Approved by the Barstow City Council in Q2 2026
- Anticipated to break ground in Q4 2026.
- Expected to be fully operational by 2028.
- Represents approximately \$4 billion in private investment from BNSF.
- Aligns with California's Climate Action Plan for Transportation Infrastructure (CAPTI) objectives.



INTERMODAL FACILITIES IN OTHER CITIES



ALLIANCE INTERMODAL FACILITY

Location:	Haslet, Texas
Year Built:	1994
Total Size (AC):	1,400 Ac
Intermodal Facility (AC):	420 Ac
Daily Lift Volume:	2,700
Annual Lift Volume:	1,000,000
Maximum lift capacity (Annual):	1,400,000
Truck Traffic (Daily):	4,000

LOGISTICS PARK KANSAS CITY

Location:	Edgerton, Kansas
Year Built:	2013
Total Size (AC):	2,352 Ac
Intermodal Facility (AC):	443 Ac
Daily Lift Volume:	1,400
Annual Lift Volume:	500,000
Maximum lift capacity (Annual):	1,500,000
Truck Traffic (Daily):	3,900



INTERMODAL FACILITIES IN OTHER CITIES



LOGISTICS PARK CHICAGO

Location:	Elwood, Illinois
Year Built:	2002
Total Size (AC):	8,800 Ac
Intermodal Facility (AC):	638 Ac
Daily Lift Volume:	2,600
Annual Lift Volume:	1,000,000
Maximum lift capacity (Annual):	3,000,000
Truck Traffic (Daily):	2,500

BARSTOW INTERNATIONAL GATEWAY

As the largest intermodal facility in the US, the Barstow International Gateway has been designed to be an inland port, the first of its kind in the world. Based on the size of the new facility projections necessitate heavy ancillary industrial support for incoming freight and truck traffic.



DEMOGRAPHICS



The City of Barstow is located in the County of San Bernardino, in the Inland Empire North region of Southern California. Positioned midway between the Los Angeles and Las Vegas, more than sixty million people travel through Barstow each year. Barstow has a long history as a crossroads for people and goods. Beginning as a settlement for eastern travelers seeking a new home in the mid-17th century, the City evolved as an important stop for rail, highway, and interstate travel.

Barstow serves as a hub for I-15, I-40, Highway 58, and Highway 247, with more than 19 million vehicles passing through annually. The City is located 126 miles from the ports of Los Angeles and Long Beach, 76 miles from Ontario International Airport, 30 miles from the Southern California Logistics Airport, and serves as a waypoint for two transcontinental railroads, Burlington Northern Santa Fe Railroad and Union Pacific. For several years, Barstow's main attraction has been its affordability, wide open spaces, and proximity to major urban centers. Major employers include the Fort Irwin US Army National Training Center, the Marine Corps Logistics Base, BNSF, and the Tanger Factory Outlet Stores.

The Inland Empire North provides an advantage in both labor availability and housing afford-ability over the Inland Empire. With over 450,000 residents, Barstow and its neighboring High Desert communities have the resources and amenities to support and retain operations at a fraction of the cost of the Inland Empire

INLAND EMPIRE DEMOGRAPHICS

City	Median Home Sales	Median Rent Rate	Unemployment Rate
Rancho Cucamonga	\$724,900	\$2,539	3.3%
Ontario	\$699,661	\$2,396	4.1%
Fontana	\$610,437	\$1,793	4.3%
Redlands	\$595,000	\$2,160	3.5%
Riverside	\$590,150	\$2,164	4.3%
Perris	\$505,000	\$1,544	6.1%

INLAND EMPIRE NORTH DEMOGRAPHICS

City	Population	Median Home Sales Price	Median Rent Rate	Unemployment Rate
Barstow	26,249	\$ 265,000	\$ 1,298	6.7%
Adelanto	38,118	\$ 400,000	\$ 1,550	7.4%
Apple Valley	76,224	\$ 439,000	\$ 1,924	6.1%
Hesperia	100,971	\$ 455,000	\$ 21,000	5.8%
Victorville	135,950	\$ 440,000	\$ 2,100	6.4%

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