

GATEWAY WEST LOGISTICS PARK

±455 Acres Barstow , CA | 92311

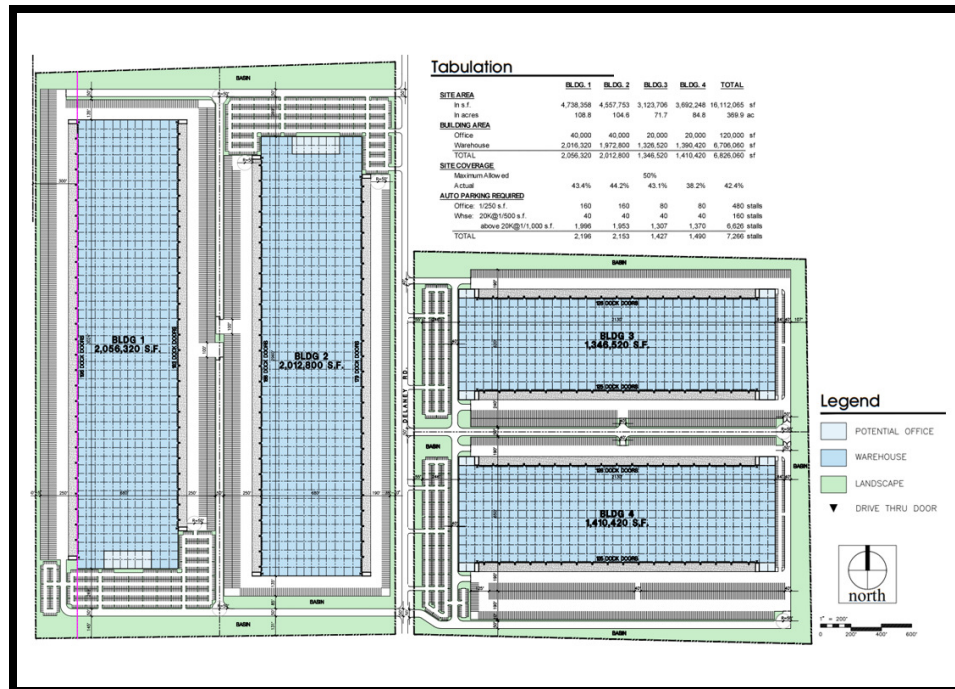


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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

PROPERTY SUMMARY



OFFERING SUMMARY

List Price:	\$6,780,000
Lot Size:	±455 Acres, 400 Contiguous
Price Per Acre:	\$14,900
Price Per Square Foot:	0.34 Cents
Zoning:	Business Park
APN:	0421-091-01, 25, 26, 071-33, 34, 35
Utilities Water:	Can & Will Serve Letter from Golden State Water Company
Utilities Sewer:	Available from the City of Barstow
Utilities Electricity:	Available from SoCal Edison

DEVELOPMENT PLAN

- Conceptual plan allows for the development of 6,800,000 SF
- The site is located ±1.3 miles from Barstow International Gateway
- Quick access to major transportation routes
- Within the City of Barstow's path of development
- Less than 5 miles to interstate 15
- ±130 miles to the ports of LA and Long Beach
- 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



INLAND EMPIRE DEMOGRAPHICS

CITY	MEDIAN HOME SALE PRICE	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 SALE 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	\$2,100	5.8%
VICTORVILLE	135,950	\$440,000	\$2,100	6.4%

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

DRIVE TIME TO PORTS



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
Industrial Building Capacity (SF):	45MM
Completed Industrial Space (SF):	15MM
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
Industrial Building Capacity (SF):	26.5 MM
Completed Industrial Space (SF):	15.5 MM
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

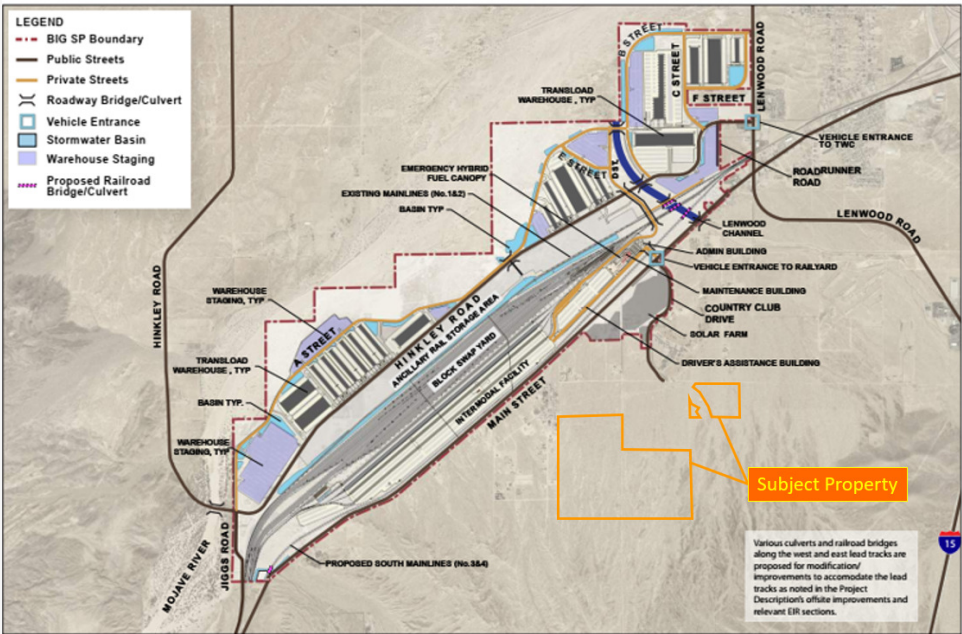
Location:	Elwood, Illinois
Year Built:	2002
Total Size (AC):	8,800 Ac
Intermodal Facility (AC):	638 Ac
Industrial Building Capacity (SF):	32MM
Completed Industrial Space (SF):	17MM
Daily Lift Volume:	2,600
Annual Lift Volume:	1,000,000
Maximum lift capacity (Annual):	3,000,000
Truck Traffic (Daily):	2,500

BARSTOW INTERNATIONAL GATEWAY

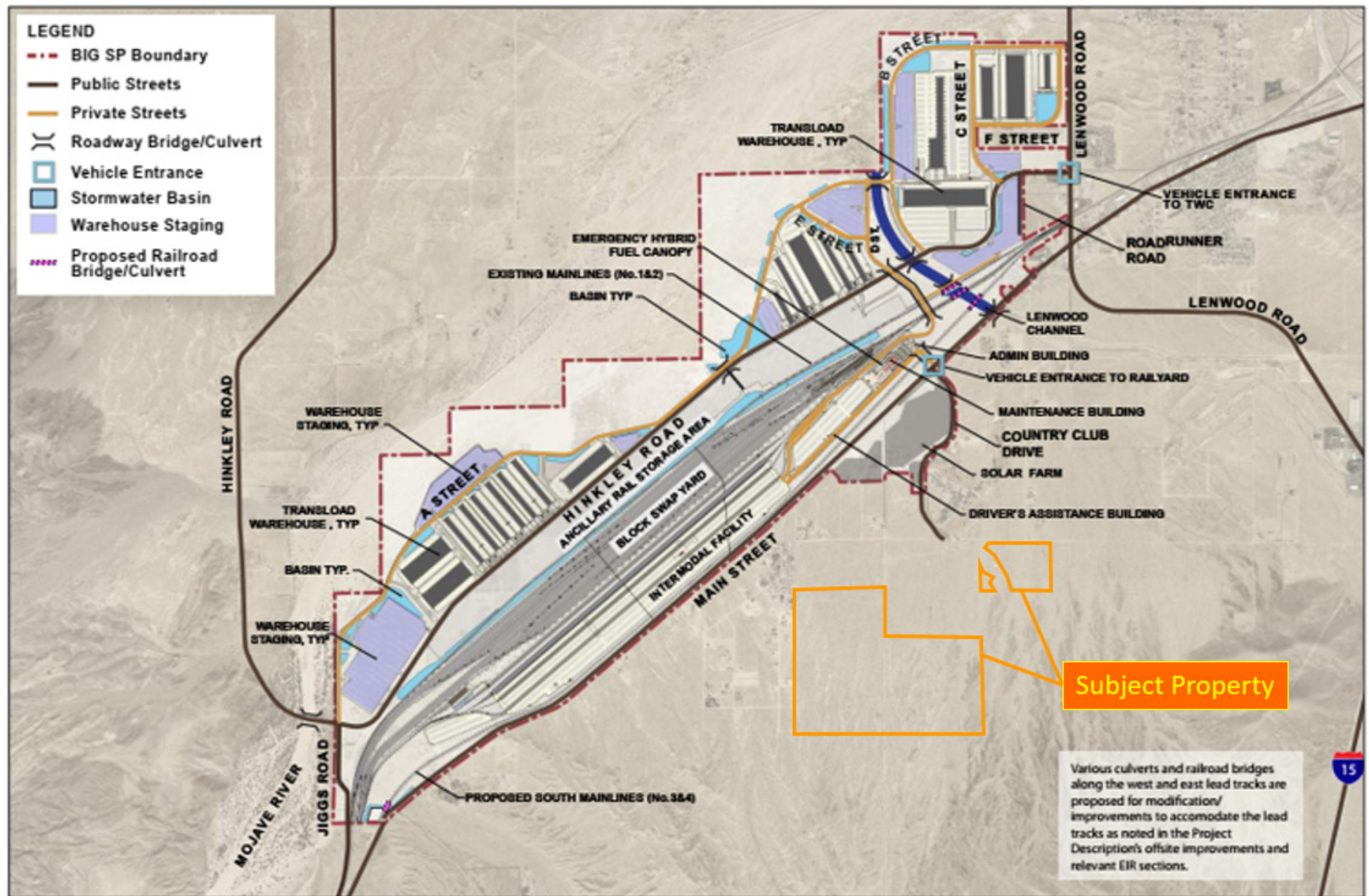
As the largest intermodal facility in the US.

The Barstow International Gateway has been designed to be an inland port with only 1.8MM square feet of industrial space planned.

Based on the size of the new facility projections necessitate heavy ancillary industrial support for incoming freight and truck traffic.



BARSTOW INTERNATIONAL GATEWAY SITE PLAN



DELANEY RD

Barstow , CA | 92311

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