

# TRADEWAY

LOGISTICS

Another quality  
project by

SHOPOFF  
REALTY  
INVESTMENTS

**1,061,090 SF**

Class AAA Distribution Center  
Desert Hot Springs, CA

**FREEWAY FRONTAGE**





# PROPERTY INFORMATION

Colliers and Stream Realty are pleased to present TradeWay Logistics, a Class AAA distribution facility totaling +/- 1,061,090 square feet on 55.54 acres of land. The project will be built next door to Amazon's Fulfillment Center which is coming in 2026. TradeWay Logistics is located directly off the I-10 Freeway in Desert Hot Springs and provides direct, strategic access to significant locations in Southern California and all throughout the Southwest.

This Net Zero building is designed with state-of-the-art features including 42' clear height, ESFR sprinklers, and superflat floors. TradeWay Logistics is positioned as a major west coast logistic hub with access to the largest ports in the United States and substantial population centers in Southern California, Nevada, and Arizona. Immediate access to the I-10 Freeway grants the Property a crucial East-West interstate connection that can service the entire Southern United States. The Project's strategic line of access to Mexico positions it well to benefit from the rapid rise in nearshoring with Mexican imports to the US increasing 59% in the last 5 years to \$550B in value.

TradeWay Logistics is estimated to have a construction start of Q4 2024 and a completion date of Q4 2025.

## INLAND EMPIRE MARKET

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**55.54 Acres (Net)**  
Land Acreage

**Two 240' Concrete**  
Truck Courts

**±1,061,090 SF**  
Total Rentable Area

**498 Trailer | 586 Auto**  
Parking Stalls

**Build-to-Suit**  
Office Area

**168 DH | 4 GL**  
Loading Doors

**Cross Dock**  
Property Type

**ESFR**  
Sprinklers

**42'**  
Warehouse Clearance

**Superflat**  
Floor Slab

**720' x 1,453'**  
Building Dimensions

**EV Pathway**  
for Charging Stations for  
Trucks and Vehicles

**Net Zero**  
Including Solar on Roof

**Adjacent**  
to Amazon Fulfillment Center





# AERIAL MAP

18th Ave

± 1.06M SF  
Planned

± 1.9M SF  
Planned

± 740K SF  
Planned

Indian Canyon Dr

Business Park

19th Ave

ARCO

Denny's

76

Pilot  
TRAVEL CENTERS

DEL TACO

amazon

Fulfillment  
Center Coming  
in 2026

FedEx

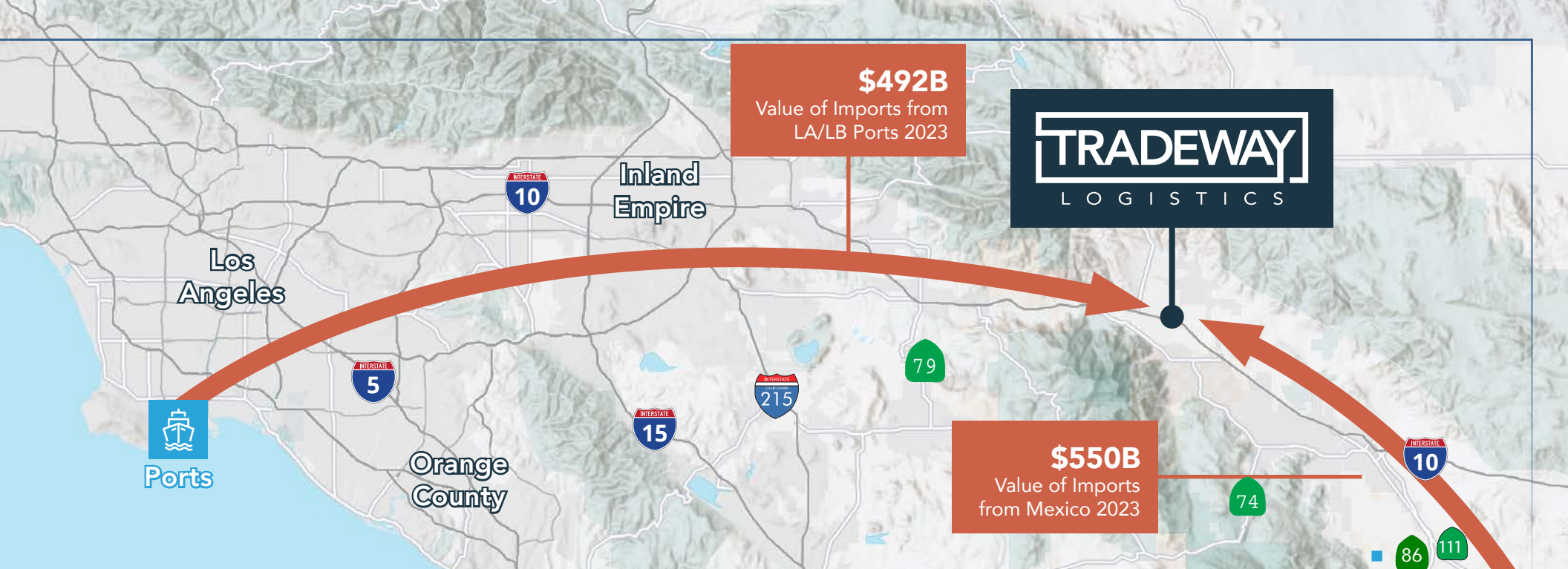
Jack  
in the box

Chevron

TRADEWAY  
LOGISTICS

20th Ave





## CENTRALIZED NEARSHORING DISTRIBUTION HUB

### Nearshoring and reshoring trends have accelerated

- **1. Rising Wages in China:** As wages in China have increased significantly in recent years, it has become more expensive for companies to produce goods there, especially in low-margin industries.
- **2. Dwindling Labor Skill Gap Between Mexico and China:** While China has long been a global manufacturing powerhouse, countries like Mexico have made strides in improving their manufacturing capabilities. Mexico, due to its proximity to the U.S. market, offers a more cost-effective alternative, with similar levels of skilled labor available for many industries, including automotive, electronics, and consumer goods.
- **3. Supply Chain Fragility Exposed by COVID-19:** The COVID-19 pandemic exposed vulnerabilities in global supply chains, highlighting the risks associated with long, complex supply chains reliant on far-flung countries like China.
- **4. Geopolitical Tensions:** Escalating trade tensions between the U.S. and China, as well as concerns over economic decoupling, have also pushed companies to reassess their reliance on Chinese manufacturing. Businesses are diversifying their supply chains to mitigate risks associated with geopolitical instability.
- **5. Technological Advancements:** In parallel, advancements in automation and robotics have made reshoring more feasible, as manufacturers are now able to offset higher labor costs with increased efficiency.

### Annual Imports from Mexico have seen significant growth

- **1. Annual Imports from Mexico to the U.S. (2018–2023)**
  - Imports in 2018: U.S. imports from Mexico were approximately \$346 billion in 2018.
  - Imports in 2023: By 2023, U.S. imports from Mexico had risen to about \$550 billion (based on data for 2023)
- **2. Percentage Increase (2018–2023):** From 2018 to 2023, U.S. imports from Mexico grew by roughly 59%. This sharp increase reflects the accelerating trend of nearshoring, as companies increasingly move production to Mexico to reduce supply chain risks and take advantage of Mexico's proximity to the U.S. and lower labor costs compared to China.
- **3. Projected Imports from Mexico (2023–2028)**
  - Projection for 2028: Some forecasts suggest that U.S. imports from Mexico could reach approximately \$700 billion by 2028, driven by continued shifts in manufacturing, especially in sectors like automotive, electronics, and consumer goods.
- **4. Expected Growth:** This would represent a potential increase of around 27% over the next five years, from an estimated \$550 billion in 2023 to \$700 billion in 2028.

# INLAND EMPIRE

## 900,000+ SF MARKET

There are currently 119 existing industrial buildings above 900,000 SF in the Inland Empire Market today with a total base of 129,547,156 Square Feet. While the industrial base for the largest buildings has doubled since 2017, historical vacancy hovers between 1.5% and 2%.

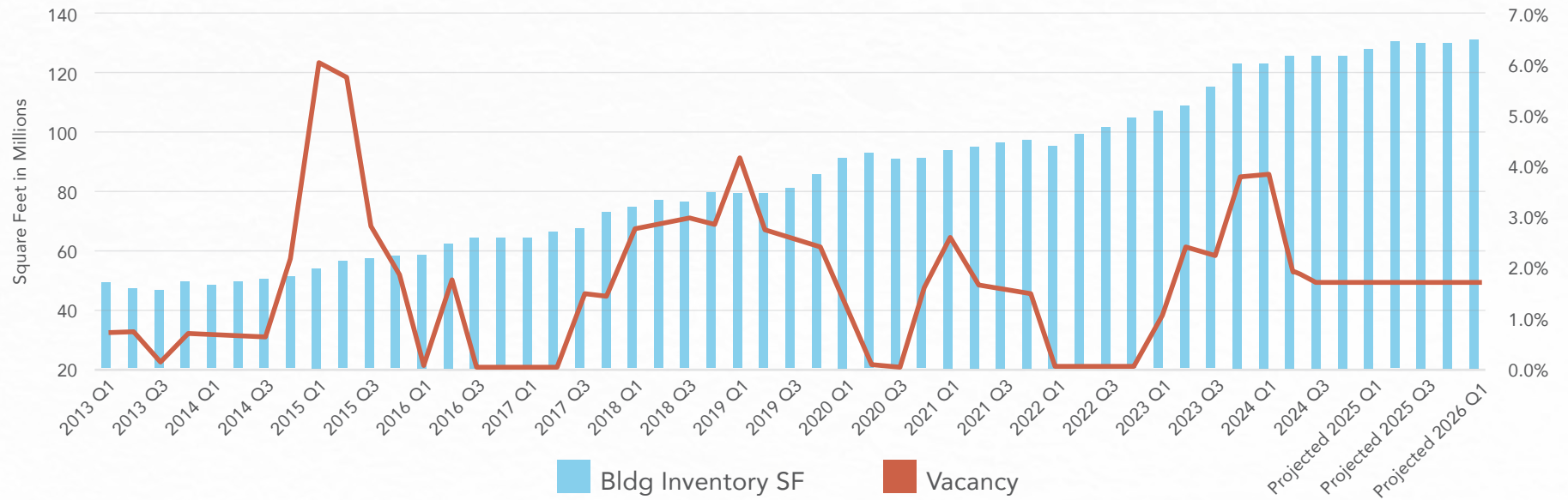
The Eastern edge of the market has experienced a significant transformation in recent years into a now thriving hub for various industrial and commercial activities. The area's strategic location, along Interstate 10 has attracted numerous businesses seeking convenient access to key markets in Southern California, Phoenix and beyond.

Factors also contributing to the area's industrial growth are its favorable business climate, availability of labor, and access to the Ports of Los Angeles and Long Beach. The Coachella Valley specifically has actively encouraged the establishment of manufacturing and warehousing facilities, resulting in a diversified industrial landscape that ranges from pharmaceutical companies to distribution centers. The area has become an integral part of the regional supply chain, offering employment opportunities and economic benefits to both its residents and the broader community.

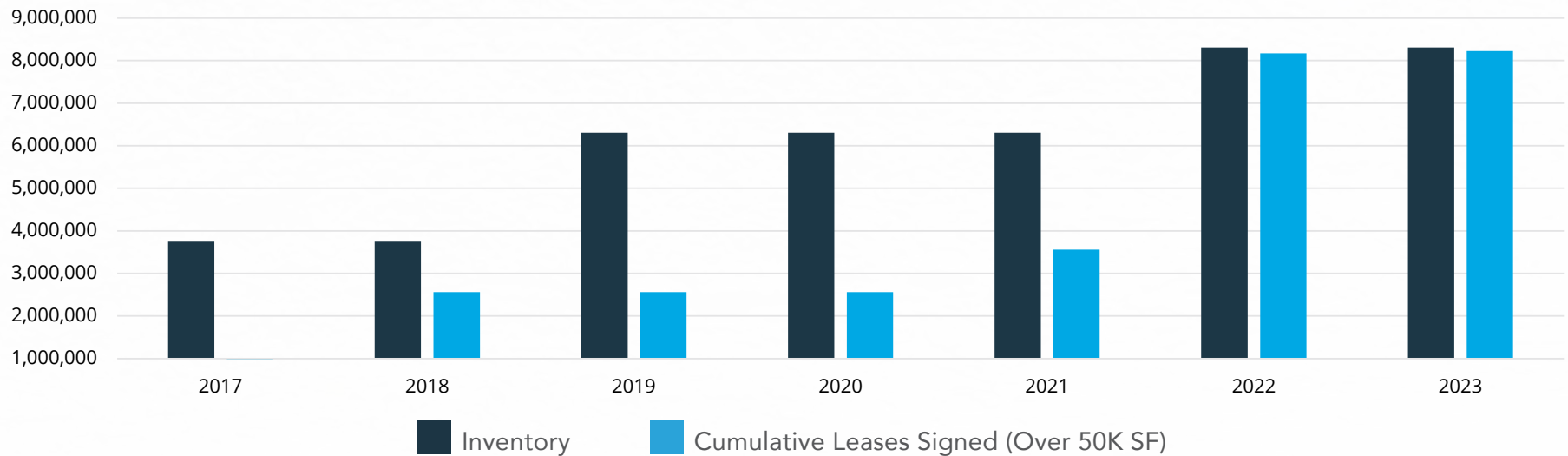
### FORTUNE 500 OCCUPANCY

- With the purchase of the adjacent site, Amazon has demonstrated long-term commitment to Desert Hot Springs. Historically, Amazon and Fortune 500 occupancy have paved the way for the institutionalization of comparable submarkets.
- The Banning and Beaumont region nearby followed a similar path for exponential growth following the introduction of Amazon, with both areas seeing a doubling of inventory and leased square footage.
- This growth saw large investments including Shopoff Realty Investments' development of a 1.8 MSF campus in Calimesa completed in 2022. The campus was pre-sold to Brookfield Logistics and preleased to SHEIN Fashion Group. Shopoff's involvement helped propel the region's status from secondary to an institutionalized market attractive to tenants. Other large occupants such as United Legwear have since taken Big Box facilities in the local region further cementing its institutional landscape.
- Amazon's Fulfillment Center adjacent to TradeWay Logistics is coming to Desert Hot Springs in 2026.

## INLAND EMPIRE 900,000+ SF



## INVENTORY & LEASES SIGNED | BANNING & BEAUMONT



# DEMOGRAPHICS [click for report](#)

| Overview   | 25 Miles | 50 Miles  | 100 Miles  |
|--|----------|-----------|------------|
| Population   | 530,477  | 2,539,502 | 16,034,986 |
| Annual Population Growth Rate (2010-2020)<br><i>Desert Hot Springs (2010-2023) = 21.6%</i> | 0.70%    | 0.94%     | 0.51%      |
| Daytime Residents Population   | 314,324  | 1,436,860 | 8,476,222  |

## DRIVE DISTANCE



### FWY Interchanges



±0.5 Miles



±28 Miles



±46 Miles



±57 Miles



### Ports

Port of Los Angeles  
& Long Beach

±118 Miles



### Airports

Palm Springs  
Airport

±11 Miles

Ontario  
Airport

±68 Miles

John Wayne  
Airport

±92 Miles

San Bernardino  
Airport

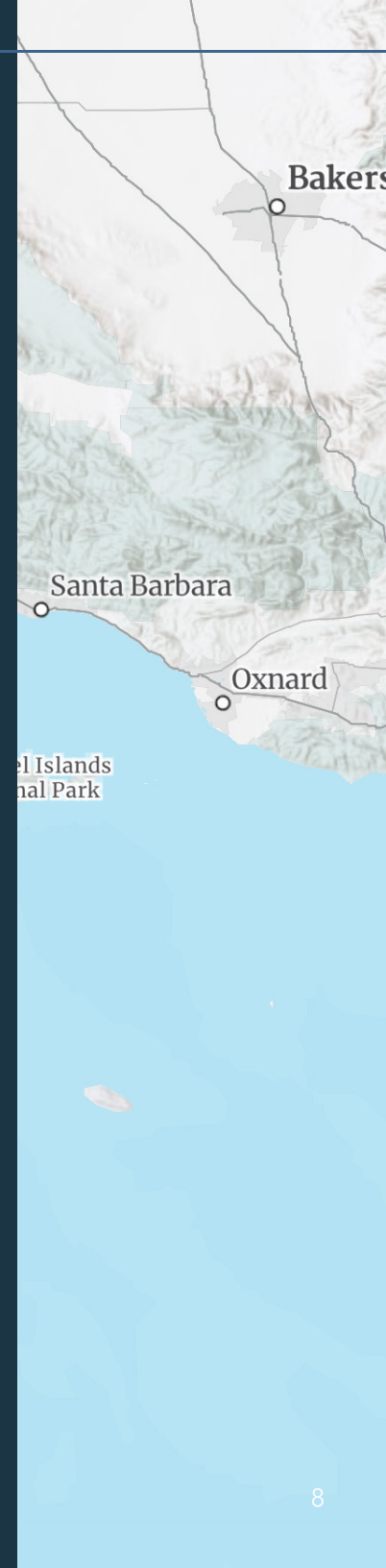
±52 Miles

Los Angeles  
Airport

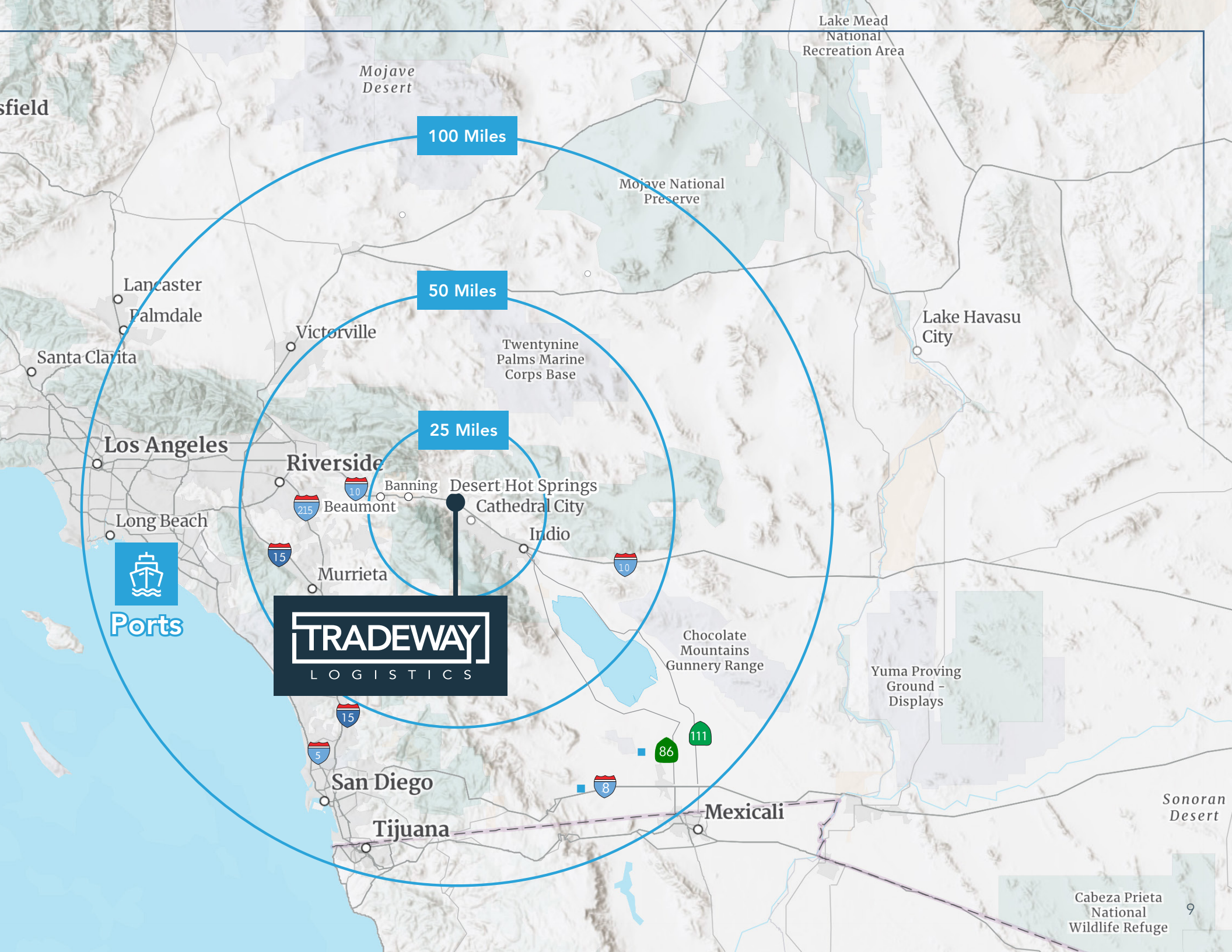
±120 Miles

Long Beach  
Airport

±106 Miles







field

Lake Mead  
National  
Recreation Area

Mojave  
Desert

100 Miles

Mojave National  
Preserve

50 Miles

Lake Havasu  
City

Lancaster  
Palmdale  
Santa Clarita

Victorville

Twentynine  
Palms Marine  
Corps Base

25 Miles

Los Angeles

Riverside

Banning  
Desert Hot Springs  
Cathedral City

Long Beach

Beaumont

Indio

Murrieta

  
Ports

**TRADEWAY**  
LOGISTICS

Chocolate  
Mountains  
Gunnery Range

Yuma Proving  
Ground -  
Displays

San Diego

Tijuana

Mexicali

Sonoran  
Desert

Cabeza Prieta  
National  
Wildlife Refuge



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L O G I S T I C S

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