



WEST VALLEY LOGISTICS CENTER

2.1 Million SF Campus

Armstrong Road & Locust Avenue, Fontana, CA

Building 1: 1,247,745 SF - Q4 2023 Ground Breaking
Building 2: 1,072, 883 SF - Q4 2024 Ground Breaking

CBRE

 **IDI Logistics**

www.idilogistics.com

PARK INFORMATION



FEATURES

- 128.7 acres
- Ideal site for campus style distribution center
- Ample parking for high employee ecommerce uses
- Building 1: 2024 Q4 delivery
- Building 2: 2025 Q2 delivery

West Valley Logistics Center is strategically located in one of the premier distribution markets in the country. The site features proximity/access to three major Interstates and the nation's busiest port system; immediate proximity to Ontario Airport, UPS & Fed Ex Ground Hubs and BNSF Inter-modal Yard. The campus offers direct transportation routes that service the West Coast, including the Ports of Long Beach and Los Angeles. The business-friendly nature of the City of Fontana makes it an attractive location for businesses looking to set up operations in the area.

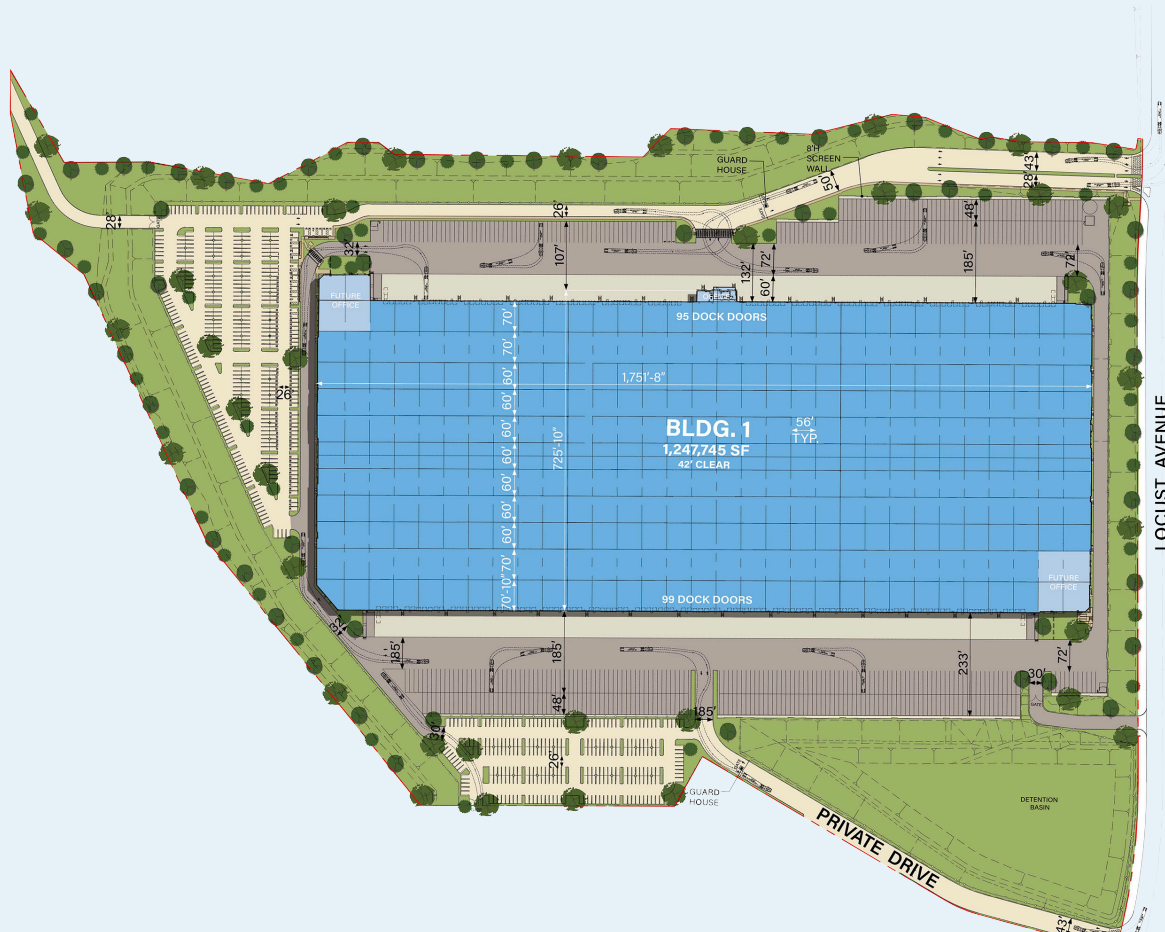


PARK LOCATION



BUILDING 1 SPECIFICATIONS

Proposed Building Layout (can be modified):



BUILDING 1 - 11520 Armstrong Road

SITE AREA:	76.37 acres
BUILDING AREA:	1,247,745 SF
POTENTIAL OFFICE:	15,000 SF
POTENTIAL MEZZANINE:	15,303 SF
CLEAR HEIGHT:	42'
AUTO PARKING:	689 spaces
TRAILER PARKING:	460 stalls

BUILDING 2 SPECIFICATIONS

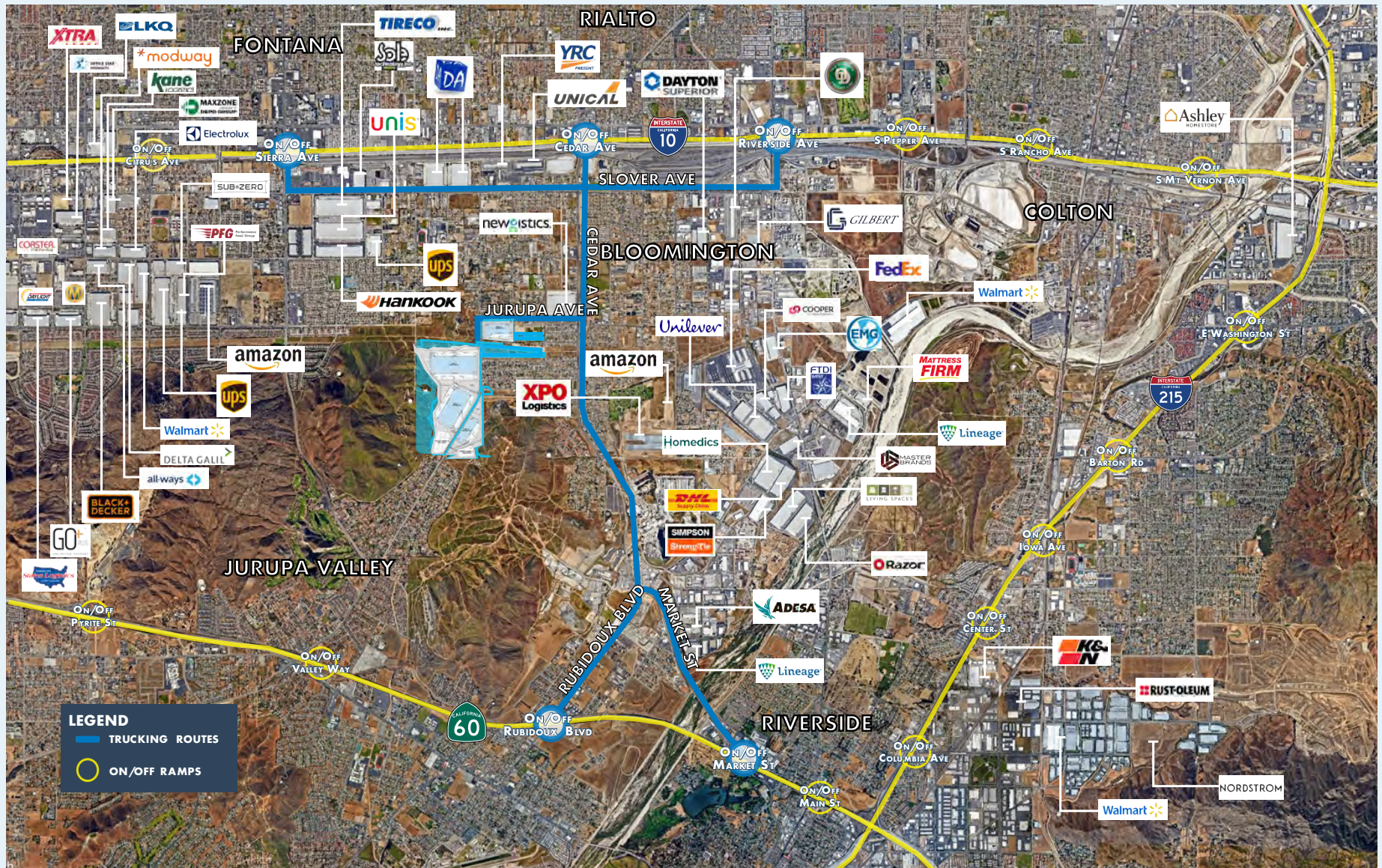
Proposed Building Layout (can be modified):

BUILDING 2 - 11940 Armstrong Road

SITE AREA:	52.33 acres
BUILDING AREA:	1,072,883 SF
POTENTIAL OFFICE:	15,000 SF
POTENTIAL MEZZANINE:	15,264 SF
CLEAR HEIGHT:	42'
AUTO PARKING:	648 spaces
TRAILER PARKING:	239 stalls



CORPORATE NEIGHBORS



Strategically Located in One of the Premier Distribution Markets in the Country



Riverside	5 miles
Ontario	17 miles
Anaheim	41 miles
Downtown Los Angeles	53 miles
Ports of L.A. & Long Beach....	66 miles

I-10	2 miles
SR-60	3 miles
I-215	10 miles
I-15	10 miles

Ontario Int'l Airport.....	13 miles
San Bernardino Int'l Airport ...	14 miles
Perris Valley Airport.....	24 miles
LAX.....	70 miles

IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

For more information, or to set up a tour, please contact:

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