

IE NORTH

COMMERCE CENTER

THE FUTURE OF THE IE NORTH

3 BUILDING BTS CAMPUS

143 ACRES | 528K-1.5M SF AVAILABLE

ONLY FREEWAY FRONTAGE IN THE MARKET



STODDARD WELLS RD



- » LOCATED IN **APPLE VALLEY, CA**
- » **FULLY ENTITLED**
- » DELIVERY BY **Q4 2027**
- » **40 MILES** NORTH OF THE IE
- » DIRECT EXPOSURE TO **312,000 VEHICLES** PER DAY

CLICK TO VIEW WEBSITE



COVINGTON
GROUP

KBCADVISORS

±2.4M SF OF POSSIBILITIES

BTS OPTION 1 2,438,300 Total SF



BTS OPTION 2 1,864,800 Total SF



BTS OPTION 3 1,480,000 Total SF



INGRESS →
EGRESS ←

BTS OPTION 1

| | BUILDING 1 | BUILDING 2 |
|-------------------|--|---|
| SIZE SF | 528,300 | 1,222,800 |
| ACREAGE | 29 | 67 |
| OFFICE | TO SUIT | TO SUIT |
| DOCK DOORS | 68 | 193 |
| DRIVE-IN DOORS | 2 | 2 |
| CLEAR HEIGHT | UP TO 42' | UP TO 42' |
| BAY SPACING | 56'X60' | 56'X60' |
| BUILDING DEPTH | 400' | 670' |
| TRUCK COURT DEPTH | 185' | 185' |
| TRAILER STALLS | 96 | 373 |
| POWER | 4,000 AMPS (EXPANDABLE TO 8,000 AMPS) | 8,000 AMPS (EXPANDABLE TO 12,000 AMPS) |
| AUTO STALLS | 221 | 360 |

| | BUILDING 3 |
|-------------------|--|
| SIZE SF | 687,200 |
| ACREAGE | 40 |
| OFFICE | TO SUIT |
| DOCK DOORS | 95 |
| DRIVE-IN DOORS | 2 |
| CLEAR HEIGHT | UP TO 42' |
| BAY SPACING | 56'X60' |
| BUILDING DEPTH | 620' |
| TRUCK COURT DEPTH | 185' |
| TRAILER STALLS | 249 |
| POWER | 4,000 AMPS (EXPANDABLE TO 8,000 AMPS) |
| AUTO STALLS | 245 |

BUILD-TO-SUIT OPPORTUNITIES TAILORED TO YOUR NEEDS



BUILD-TO-SUIT OPPORTUNITIES TAILORED TO YOUR NEEDS

BTS OPTION 2

| | BUILDING 1 | BUILDING 2 |
|--------------------|---|--|
| SIZE SF | 1,244,500 | 620,300 |
| ACREAGE | 102 | 40 |
| DOCK DOORS | 195 | 93 |
| GROUND LEVEL DOORS | 2 | 2 |
| CLEAR HEIGHT | UP TO 42' | UP TO 42' |
| BAY SPACING | 56'X60' | 56'X60' |
| BUILDING DEPTH | 680' | 560' |
| TRUCK COURT DEPTH | 185' | 185' |
| TRAILER STALLS | 1,018 | 203 |
| POWER | 8,000 AMPS (EXPANDABLE TO 12,000 AMPS) | 4,000 AMPS (EXPANDABLE TO 8,000 AMPS) |
| AUTO STALLS | 630 | 220 |

QUARRY RD

MOJAVE FWY



WRANGLER



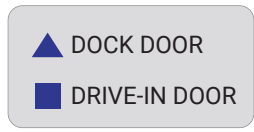
- ▲ DOCK DOOR
- DRIVE-IN DOOR



BTS OPTION 3

BUILD-TO-SUIT OPPORTUNITIES TAILORED TO YOUR NEEDS

| | BUILDING 1 |
|--------------------|---|
| SIZE SF | 1,480,000 |
| ACREAGE | 142 |
| DOCK DOORS | 244 |
| GROUND LEVEL DOORS | 2 |
| CLEAR HEIGHT | UP TO 42' |
| BAY SPACING | 56X'60' |
| BUILDING DEPTH | 680' |
| TRUCK COURT DEPTH | 240' |
| TRAILER STALLS | 1,630 |
| POWER | 8,000 AMPS (EXPANDABLE TO 12,000 AMPS) |
| AUTO STALLS | 825 |



I-15 FREEWAY DOMINANCE



DRIVE TIMES TO I-10 / 1-15 INTERCHANGE

| | |
|--------------|------------|
| BEAUMONT | 37 MINUTES |
| PERRIS | 41 MINUTES |
| BANNING | 45 MINUTES |
| APPLE VALLEY | 49 MINUTES |
| MENIFEE | 52 MINUTES |

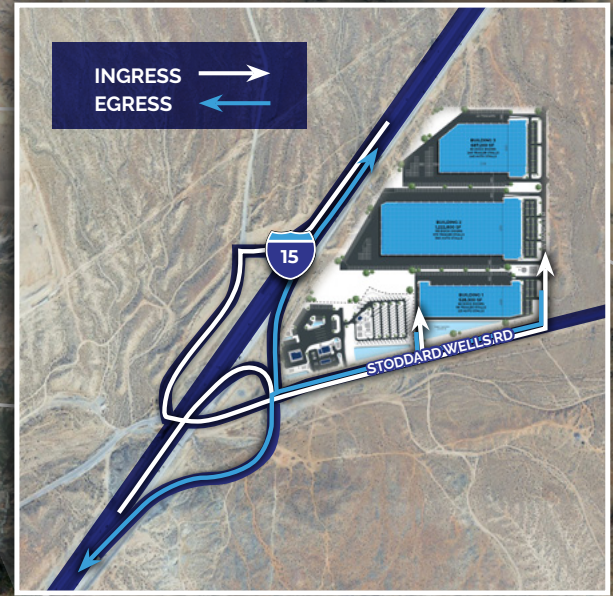
49 MINUTES* TO APPLE VALLEY

37 MINUTES* TO BEAUMONT

45 MINUTES* TO BANNING

41 MINUTES* TO PERRIS

52 MINUTES* TO MENIFEE



*NON RUSH HR AVERAGE



312K
PER DAY

9.36M
PER MONTH

114M
PER YEAR

WHERE LOGISTICS MEETS BRAND VISIBILITY



BUILT FOR TODAY FLEXIBLE FOR TOMORROW

BARSTOW

BNSF BARSTOW INT'L GATEWAY (BIG)

ADELANTO

APPLE VALLEY

VICTORVILLE

HESPERIA

INLAND EMPIRE



WHY IE NORTH COMMERCE CENTER

Located within San Bernardino County, the Town of Apple Valley is an attractive distribution location that is **well positioned to serve not only the Inland Empire but all of Southern California and the greater Southwestern United States via the I-15 and I-10**. The High Desert offers a cost-competitive alternative to infill Southern California industrial markets, providing modern development opportunities, lower operating costs, and access to a growing regional labor base.

Apple Valley is part of the broader Victor Valley region, which includes Apple Valley, Victorville, Hesperia, and Adelanto. Together, these communities form one of the fastest-growing subregions in San Bernardino County, with strong projected population and employment growth driven by logistics, advanced manufacturing, and regional distribution activity.

The Town of Apple Valley continues to actively support business growth through a pro-development approach to economic development, streamlined processes, and coordinated support for new employers and industrial investment.

A CAMPUS DESIGNED FOR WHAT'S NEXT

- » 40 miles from core IE and 100 miles from Ports of Los Angeles and Long Beach
- » Fortune 500 neighbors: Amazon, Walmart, Goodyear, 3M, GE
- » Strong labor metrics
- » Significant cost advantage over the Inland Empire (Outside of South Coast AQMD)


IE North Commerce Center is not just space. It's infrastructure for growth.


THE PEOPLE POWER BEHIND YOUR SUCESS

With a large and growing regional labor pool, a lower cost of living, and access to a stable workforce, the Inland Empire North offers favorable conditions for warehouse and logistics employers seeking long-term operational stability. Victor Valley College, located in nearby Victorville, serves the region with thousands of students annually and provides workforce development programs that support logistics, manufacturing, and skilled trades.

The presence of local training programs and an expanding population base provides employers the ability to recruit, train, and retain a reliable workforce within the Inland Empire North.

|  WAREHOUSE WORKERS AVERAGE EARNINGS (HOURLY) \$19.98 | | | |
|--|-----------------------------------|-----------------------|--------------------|
| DRIVE TIME | 2020 - 2025 INCREASE RES. WORKERS | 2025 RESIDENT WORKERS | 2025 NET COMMUTERS |
| 30 Min | 10% | 4,763 | -2,724 |
| 45 Min | 8% | 9,271 | -5,802 |

|  FORKLIFT DRIVERS AVERAGE EARNINGS (HOURLY) \$21.88 | | | |
|---|-----------------------------------|-----------------------|--------------------|
| DRIVE TIME | 2020 - 2025 INCREASE RES. WORKERS | 2025 RESIDENT WORKERS | 2025 NET COMMUTERS |
| 30 Min | 19% | 873 | -620 |
| 45 Min | 17% | 1,649 | -1,251 |

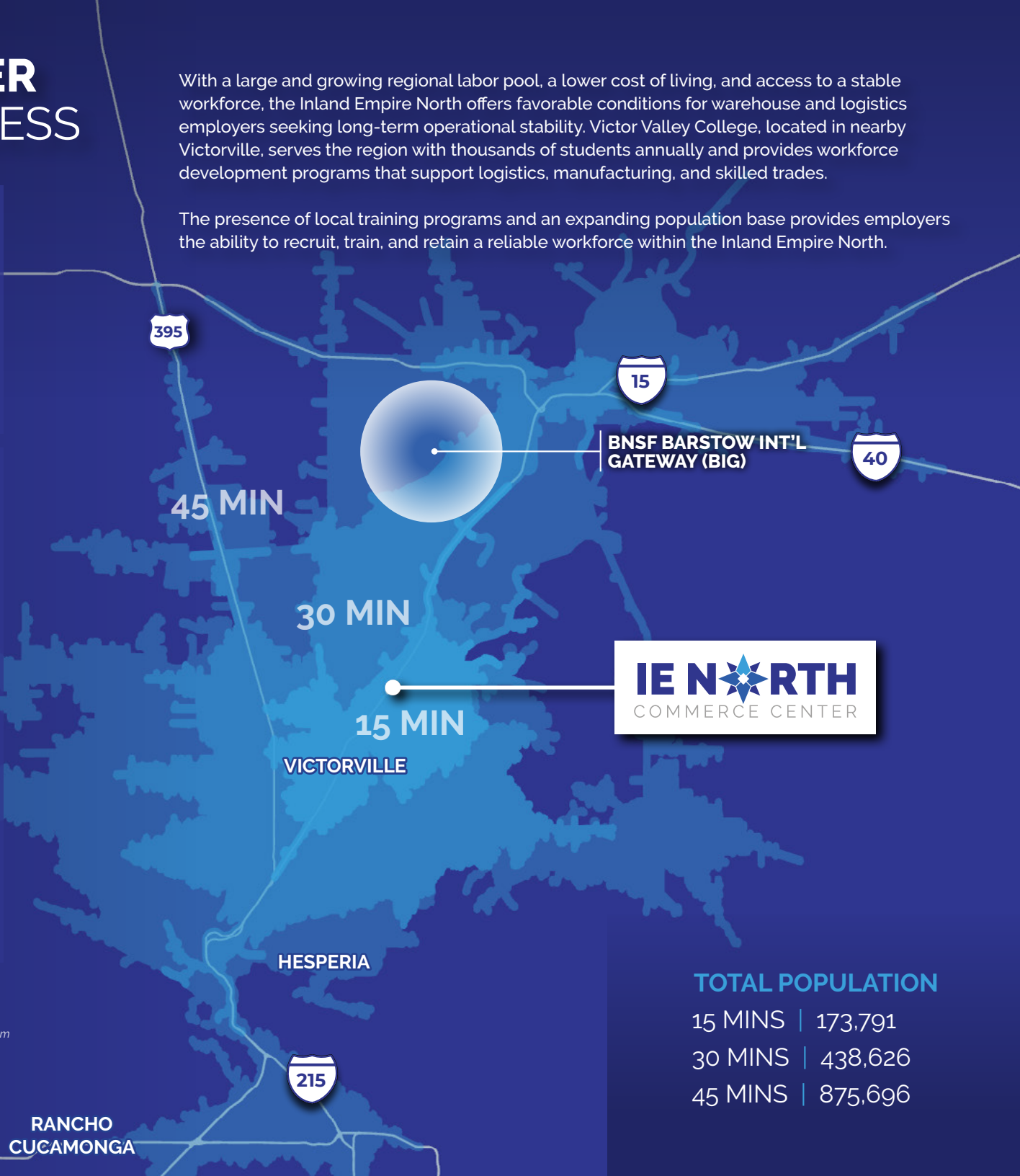
|  MANUFACTURERS + ASSEMBLERS AVERAGE EARNINGS (HOURLY) \$20.01 | | | |
|---|-----------------------------------|-----------------------|--------------------|
| DRIVE TIME | 2020 - 2025 INCREASE RES. WORKERS | 2025 RESIDENT WORKERS | 2025 NET COMMUTERS |
| 30 Min | -2% | 545 | -318 |
| 45 Min | -2% | 1,041 | -679 |

* 2025 Net Commuters (negative = more outbound)

Labor Facts are calculated using a 30/45-min Drive Time from the site

Resident Workers, Resident Workers Change, and Net Commuters data comes from Lightcast (Latest data release: 01/01/2026)

Wage data comes from ERI (Latest data release: 02/16/2026)



BNSF BARSTOW INT'L GATEWAY (BIG)



TOTAL POPULATION

- 15 MINS | 173,791
- 30 MINS | 438,626
- 45 MINS | 875,696

MARKET ANALYSIS

2025 TOTAL POPULATION

438,626

APPLE VALLEY
(30 MINS DT FROM SITE)

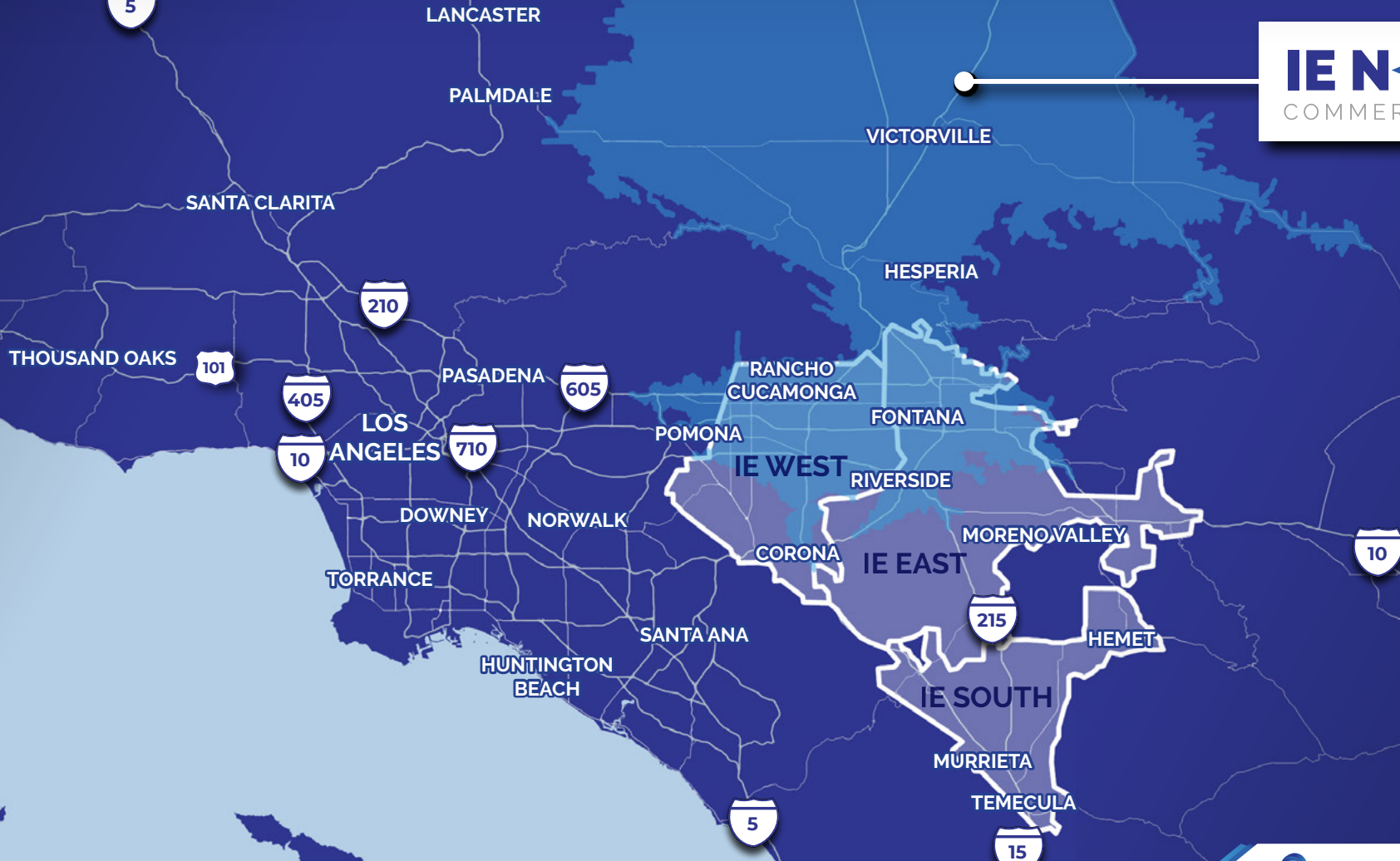
2,923,107

ONTARIO, CA
(30 MINS FROM CITYCENTROID)



1 HOUR

IE NORTH
COMMERCE CENTER



BARSTOW INTERNATIONAL GATEWAY (BIG) FUTURE INFRASTRUCTURE

Apple Valley sits in close proximity to one of the most transformative logistics infrastructure projects in the country. BNSF Railway plans to invest more than \$1.5 billion to construct the Barstow International Gateway, an approximately 4,500-acre master-planned rail facility on the west side of Barstow and the first of its kind to be developed by a Class I railroad.

The facility will enable the direct transfer of containers from the Ports of Los Angeles and Long Beach via the Alameda Corridor onto BNSF's mainline, positioning Barstow as a major inland processing and redistribution hub for goods moving throughout the United States.

The project is expected to bring thousands of direct jobs to Inland Empire North communities while helping reduce highway congestion and improve supply chain efficiency — further strengthening the region's position as a strategic distribution hub for Southern California and the broader Southwest.



\$1.5B+ INVESTMENT



4,500 ACRES

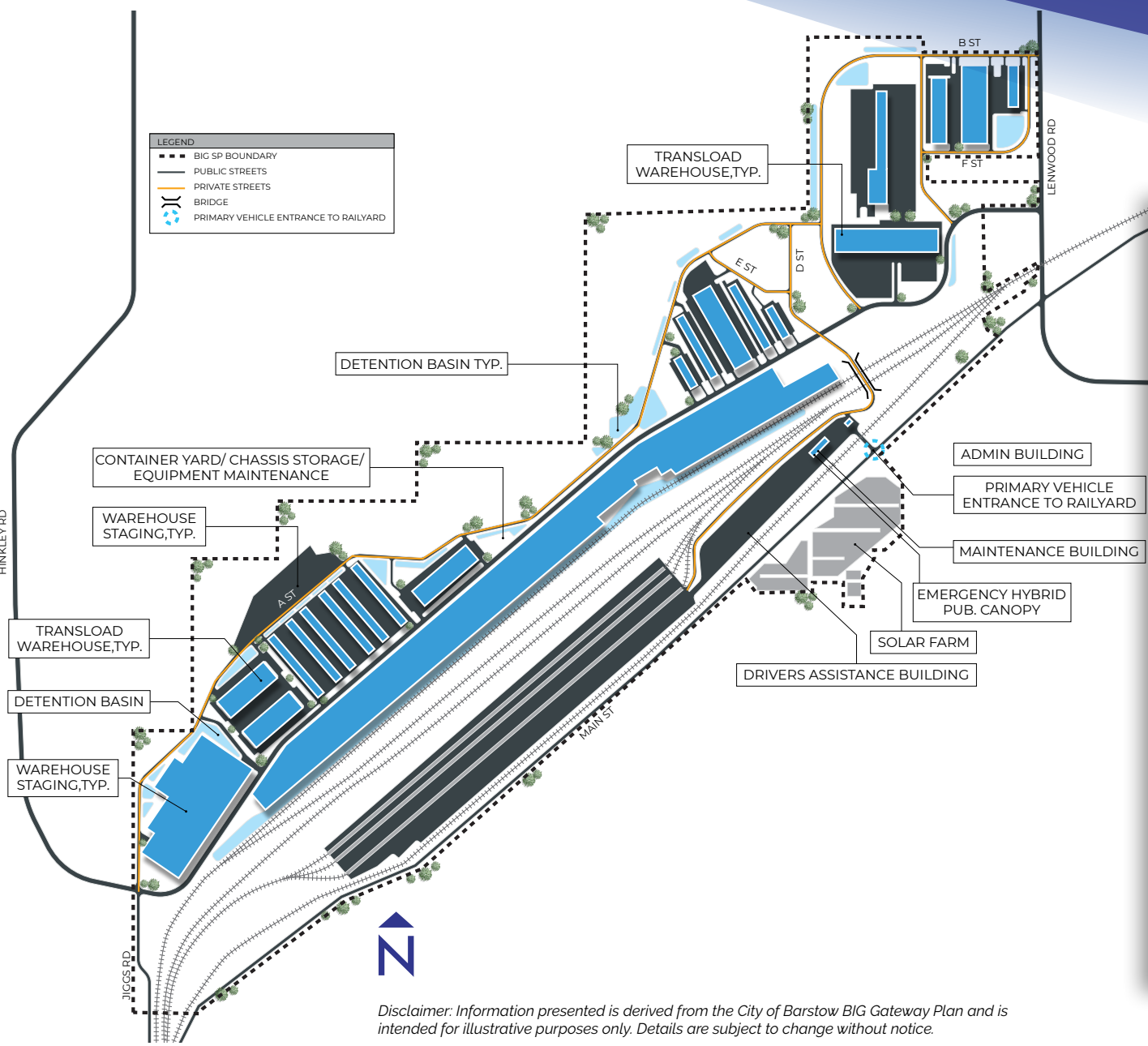


4.7M CONTAINERS ANNUALLY



20,000 JOBS CREATED

BARSTOW INTERNATIONAL GATEWAY (BIG) PLAN



Disclaimer: Information presented is derived from the City of Barstow BIG Gateway Plan and is intended for illustrative purposes only. Details are subject to change without notice.

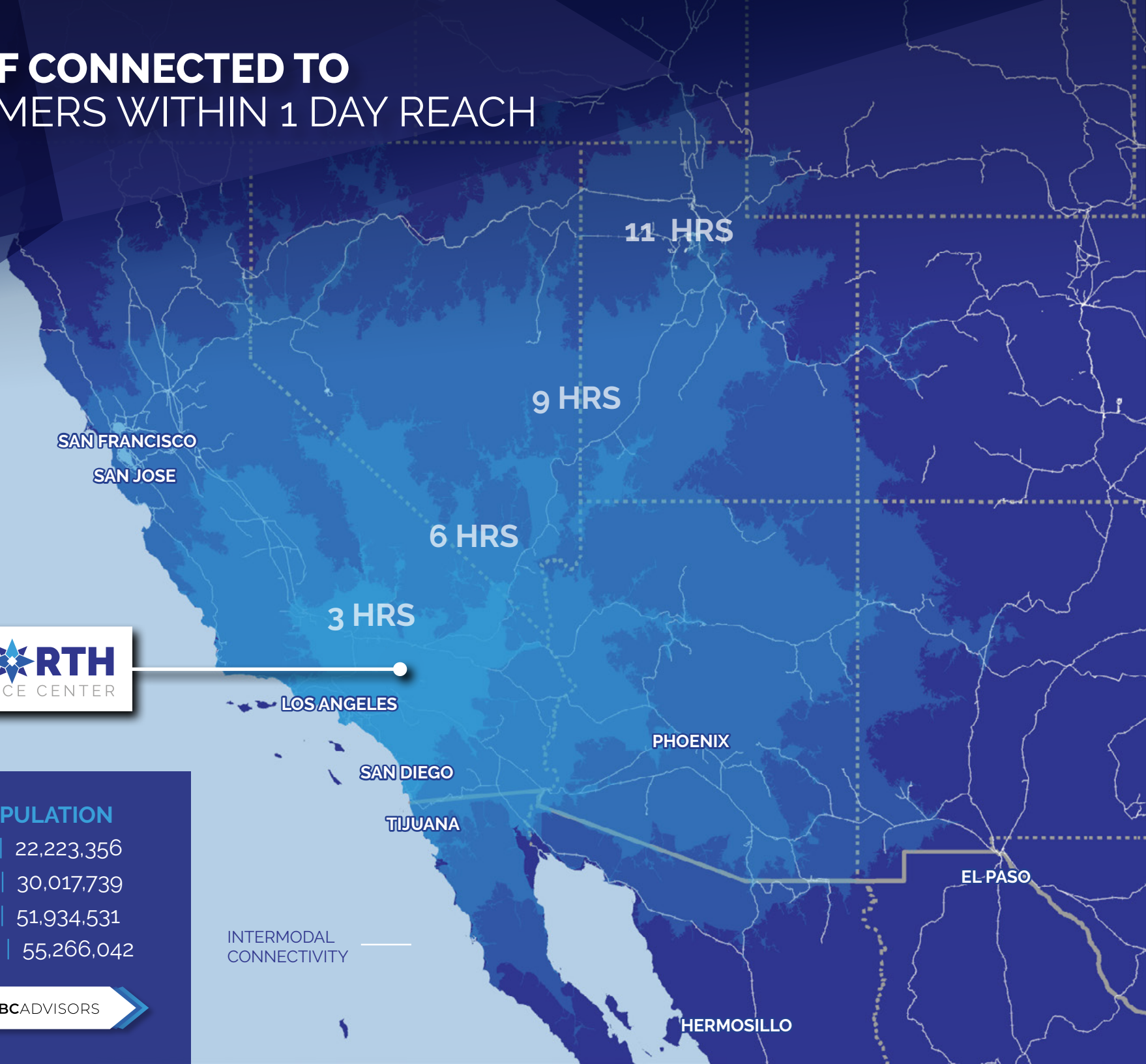
±2.4M SF CONNECTED TO CONSUMERS WITHIN 1 DAY REACH



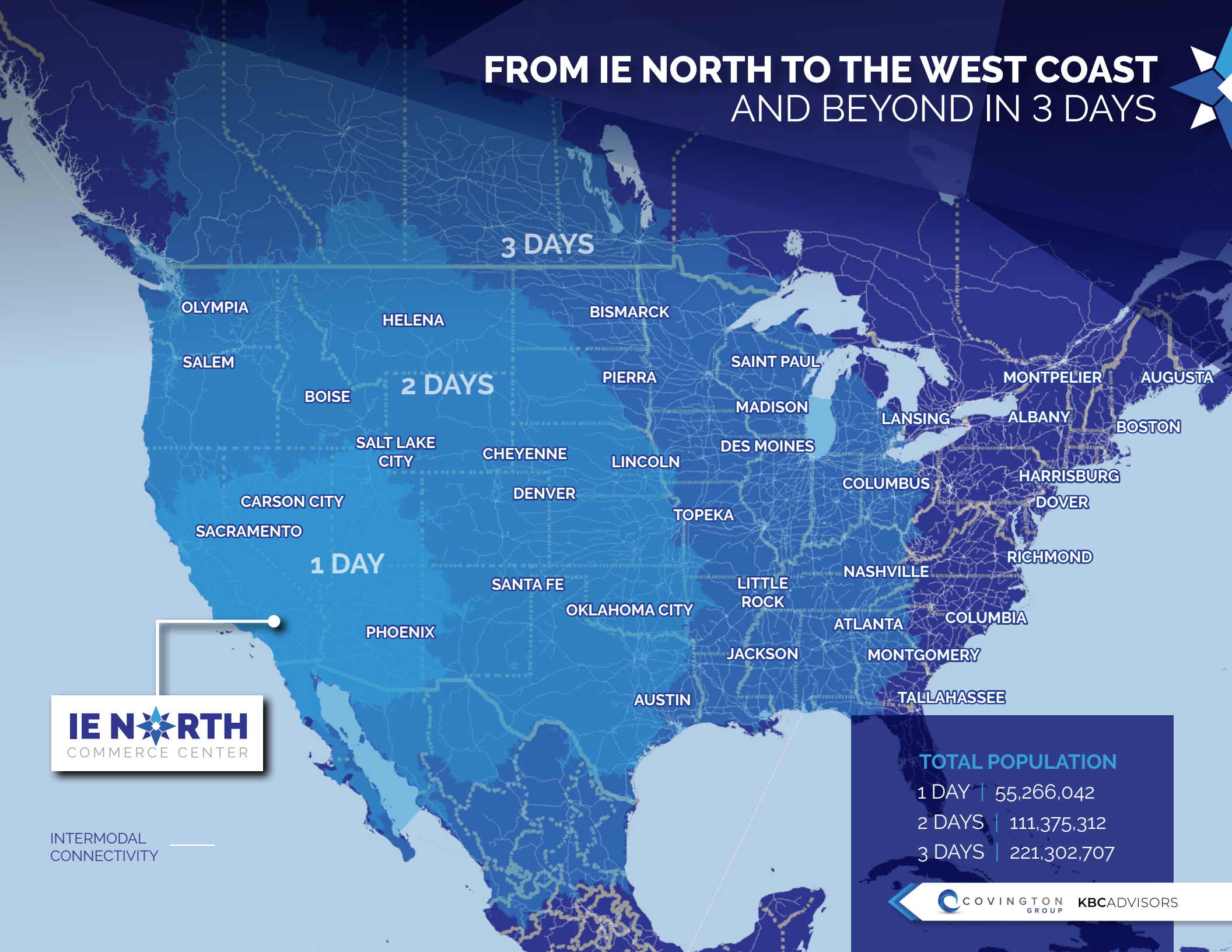
TOTAL POPULATION

- 3 HOURS | 22,223,356
- 6 HOURS | 30,017,739
- 9 HOURS | 51,934,531
- 11 HOURS | 55,266,042

INTERMODAL CONNECTIVITY



FROM IE NORTH TO THE WEST COAST AND BEYOND IN 3 DAYS



INTERMODAL
CONNECTIVITY

TOTAL POPULATION

- 1 DAY | 55,266,042
- 2 DAYS | 111,375,312
- 3 DAYS | 221,302,707

IE NORTH

COMMERCE CENTER

SECURE YOUR POSITION AT IE NORTH COMMERCE CENTER

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VICTORVILLE



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