

IE NORTH

COMMERCE CENTER

THE FUTURE OF THE IE NORTH

4 BUILDING BTS CAMPUS

241 ACRES | 528K-1.5M SF AVAILABLE

ONLY FREEWAY FRONTAGE IN THE MARKET



- » 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



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±3.9M SF OF POSSIBILITIES

INGRESS →
EGRESS ←

**BTS
OPTION 1**
2,438,300
Total SF



**BTS
OPTION 2**
1,864,800
Total SF



**BTS
OPTION 3**
1,480,000
Total SF



**BTS
OPTION 4**
1,365,000
Total SF



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



- ▲ DOCK DOOR
- DRIVE-IN DOOR

INGRESS →
EGRESS ←



 **Love's**
FUTURE FUELING STATION



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BUILD-TO-SUIT OPPORTUNITIES TAILORED TO YOUR NEEDS

QUARRY RD

MOJAVE FWY

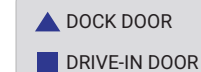
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BUILDING 1, 1,480,000 SF

WRANGLER

Love's

FUTURE FUELING STATION



BUILD-TO-SUIT OPPORTUNITIES TAILORED TO YOUR NEEDS

BTS OPTION 4

	BUILDING 4
SIZE SF	1,365,000
ACREAGE	97
DOCK DOORS	229
GROUND LEVEL DOORS	2
CLEAR HEIGHT	UP TO 42'
BAY SPACING	56X'60'
BUILDING DEPTH	680'
TRUCK COURT DEPTH	250'
TRAILER STALLS	885
POWER	8,000 AMPS (EXPANDABLE TO 12,000 AMPS)
AUTO STALLS	550



I-15 FREEWAY DOMINANCE

IE NORTH
COMMERCE CENTER

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

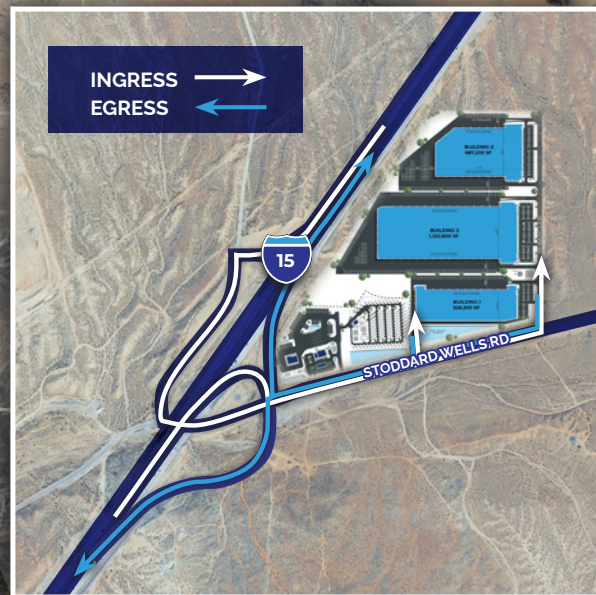
37 MINUTES* TO BEAUMONT

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**



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BUILT FOR TODAY FLEXIBLE FOR TOMORROW

BARSTOW

BNSF BARSTOW INT'L
GATEWAY (BIG)

amazon Anheuser-Busch BOEING COMAV

DR PEPPER SNAPPLE GROUP FedEx FASTENAL GOODYEAR

GE Aviation IRON MOUNTAIN LKQ Pick Your Part MARS

NORDAM Northwest Pipe Company newell Plastipak

PASHA Red Bull TESLA XPOLogistics

FRESENIUS
MEDICAL CARE

LEOANGS

Walmart

ADELANTO

APPLE VALLEY

IE NORTH
COMMERCE CENTER

VICTORVILLE

AMPS amazon 3M
MAERSK modway MCA
PIXIOR Pilot VELOCITY

amazon Americo
GOODYEAR Nutro SHERWIN WILLIAMS

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

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.



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THE PEOPLE POWER BEHIND YOUR SUCCESS



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)

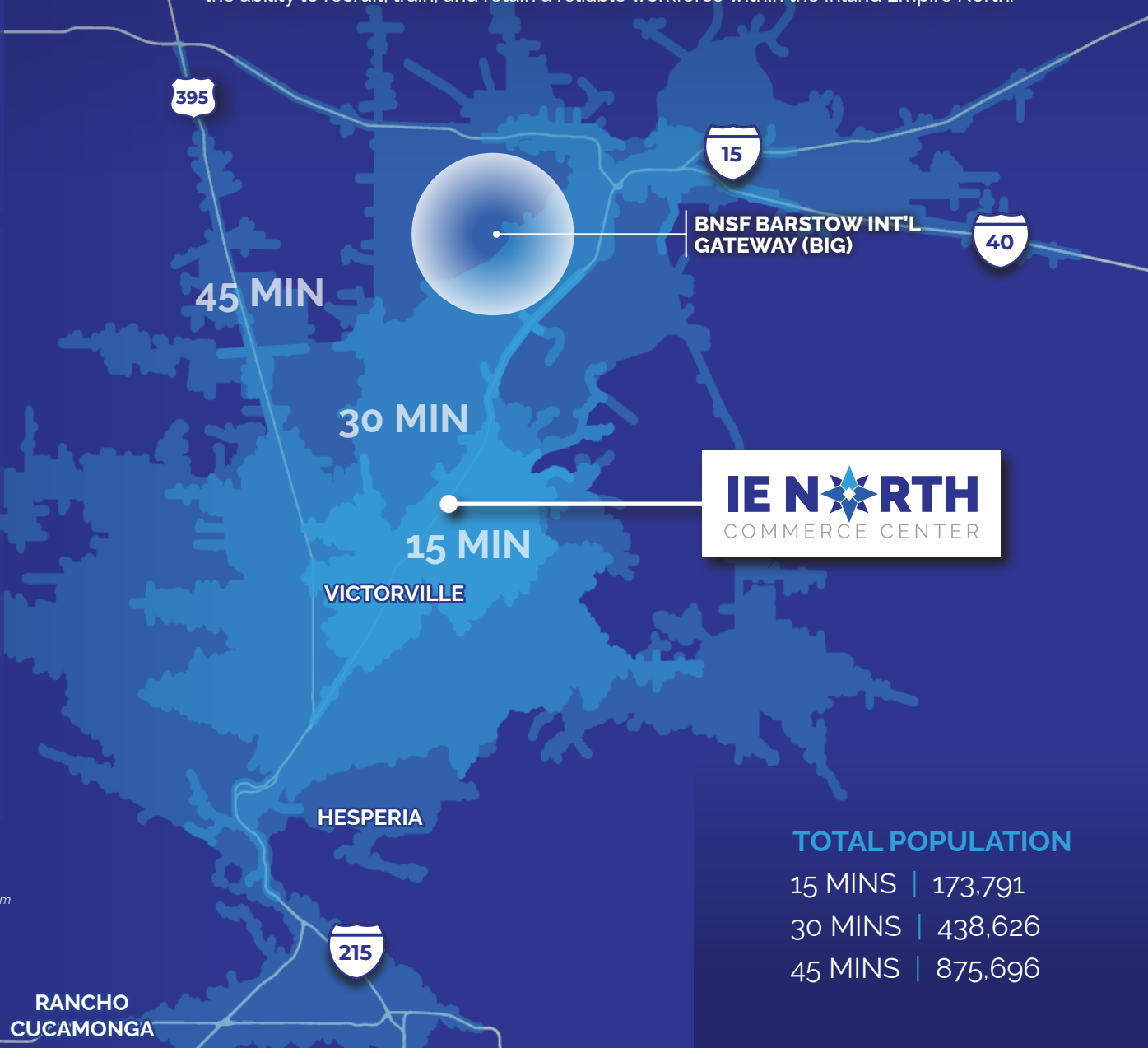
Labor Facts are calculated using a 30/45-min Drive Time from the site

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)

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.



BNSF BARSTOW INT'L GATEWAY (BIG)

IE NORTH
COMMERCE CENTER

TOTAL POPULATION

15 MINS | 173,791

30 MINS | 438,626

45 MINS | 875,696



2025 TOTAL POPULATION

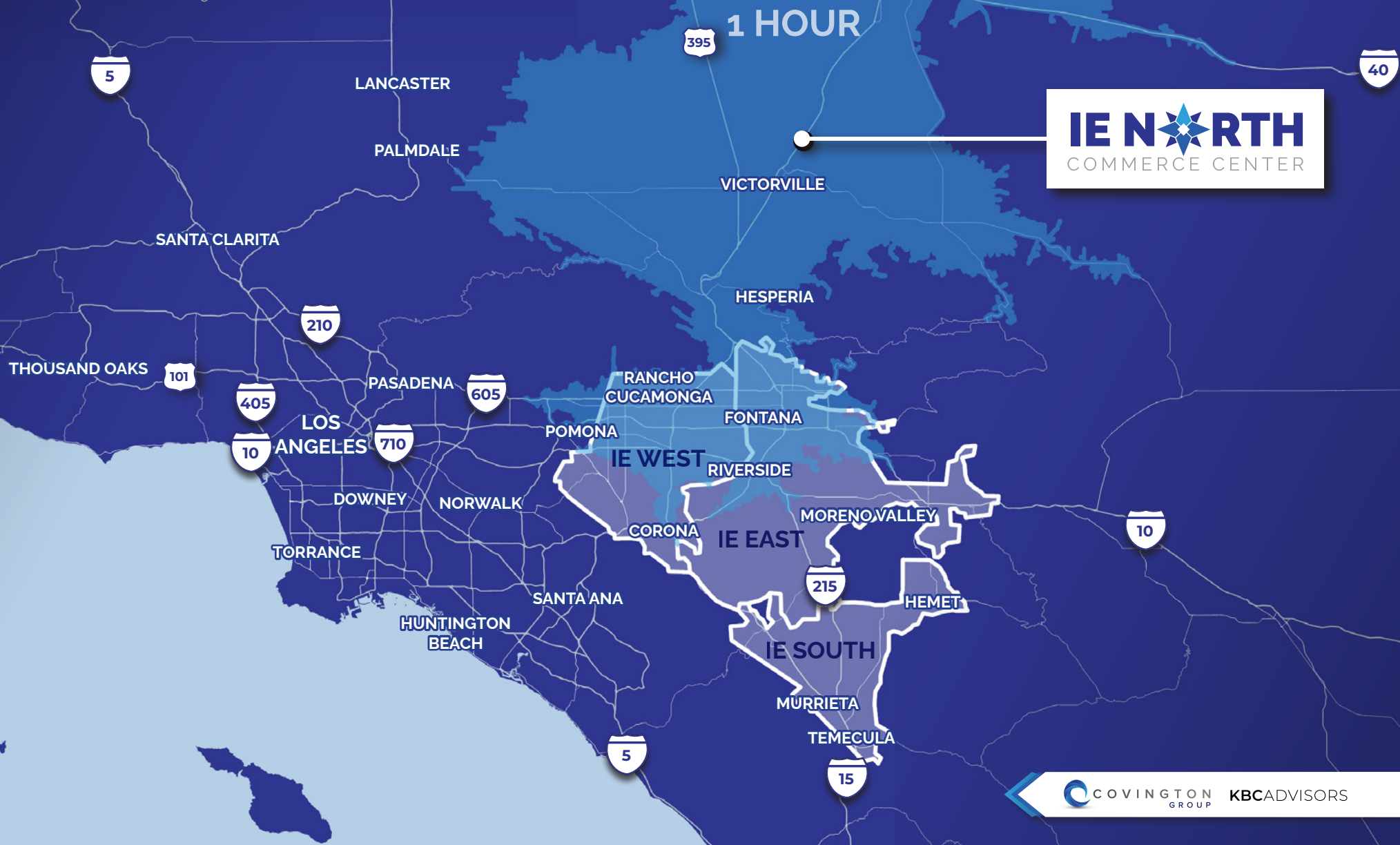
438,626

APPLE VALLEY
(30 MINS DT FROM SITE)

2,923,107

ONTARIO, CA
(30 MINS FROM CITY CENTROID)

MARKET ANALYSIS



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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

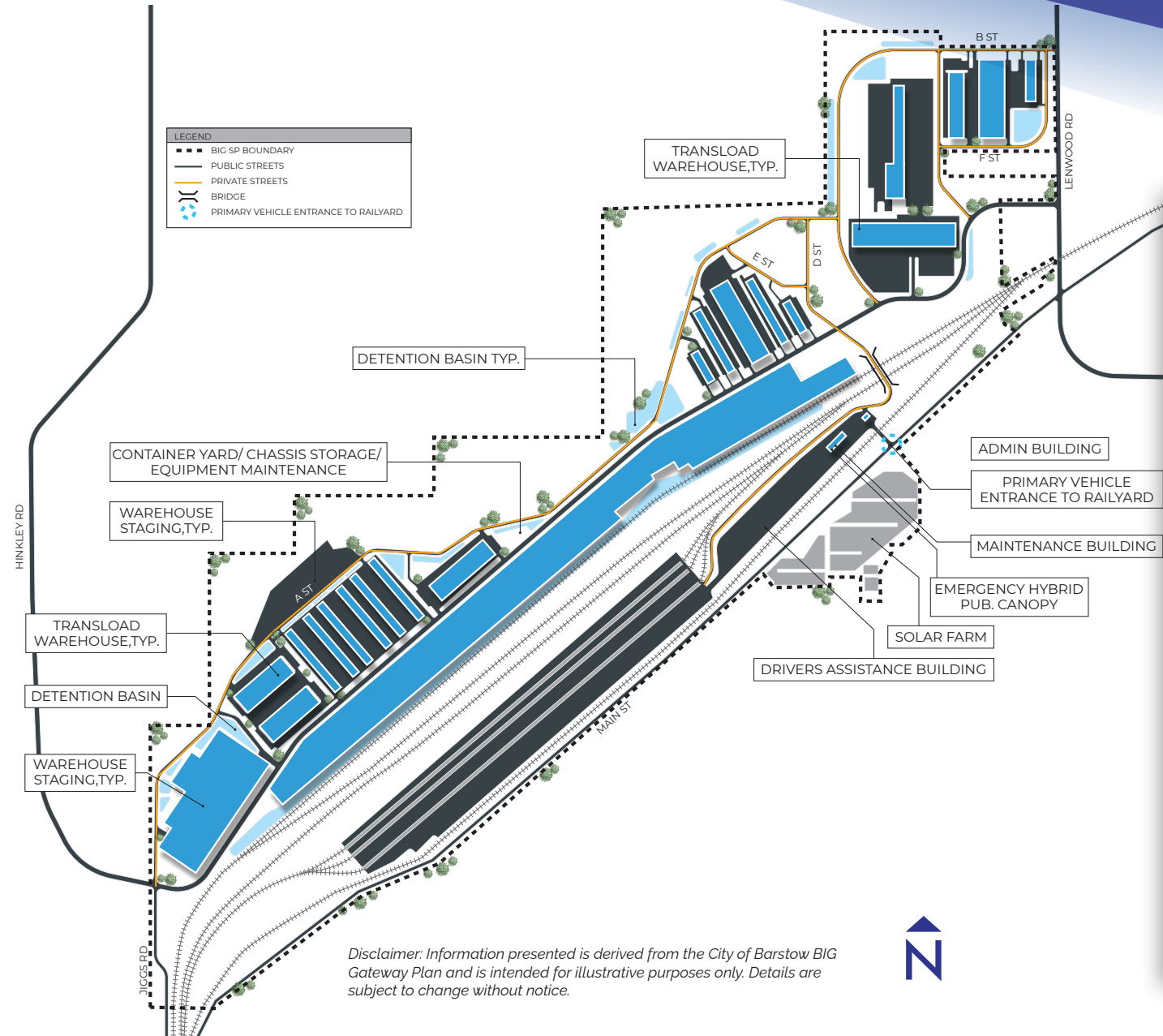
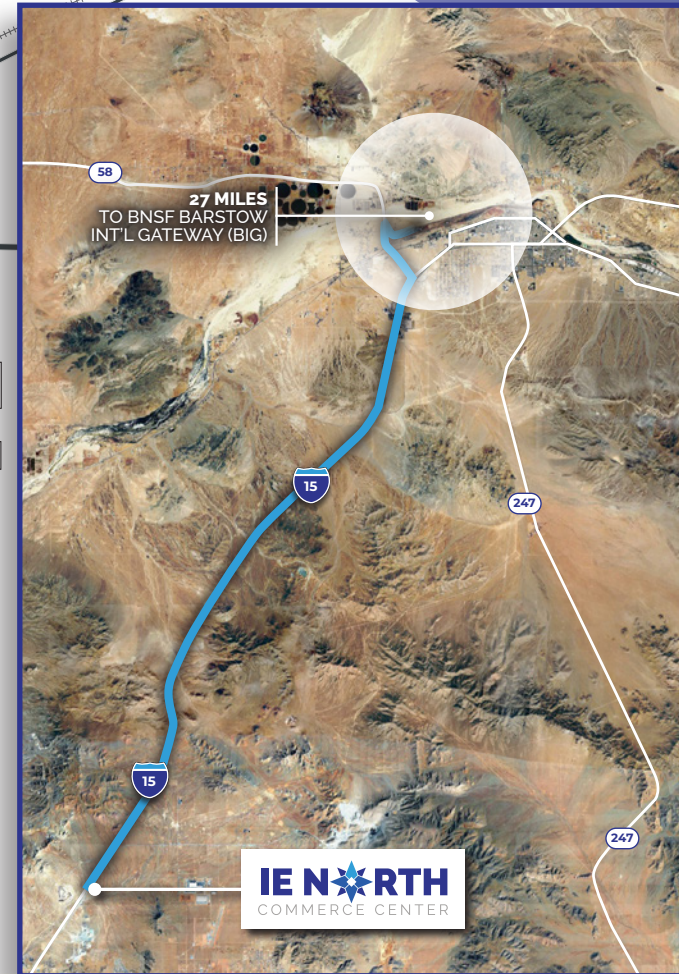


4.7M CONTAINERS ANNUALLY



20,000 JOBS CREATED

BARSTOW INTERNATIONAL GATEWAY (BIG) PLAN



±2.4M SF CONNECTED TO CONSUMERS WITHIN 1 DAY REACH

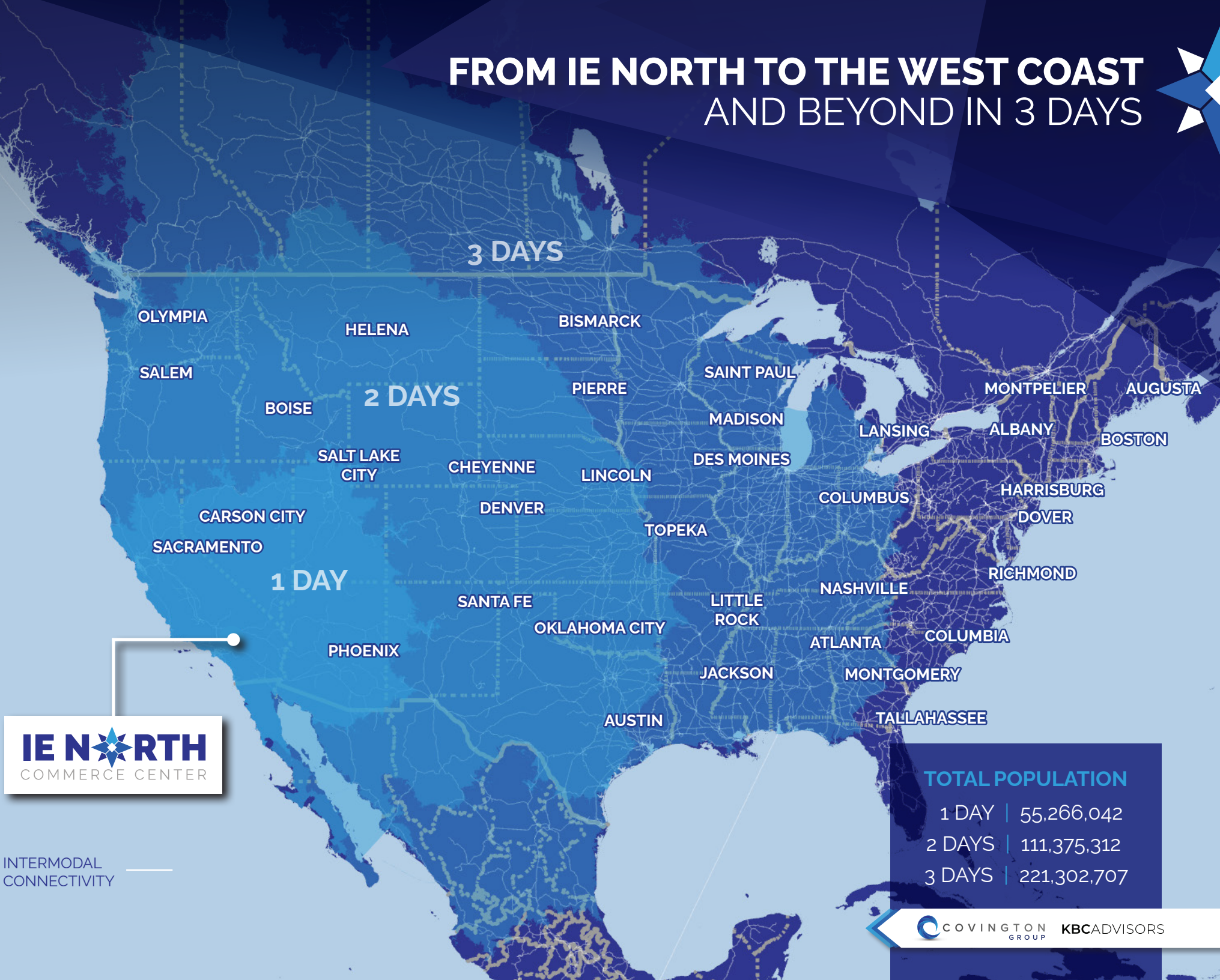


TOTAL POPULATION

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



IE NORTH
COMMERCE CENTER

INTERMODAL
CONNECTIVITY

TOTAL POPULATION

1 DAY | 55,266,042

2 DAYS | 111,375,312

3 DAYS | 221,302,707



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IE NORTH

COMMERCE CENTER

SECURE YOUR POSITION AT IE NORTH COMMERCE CENTER

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VICTORVILLE



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