THE HUB
@ ONTARIO INTERNATIONAL AIRPORT

FTZ 50 - Magnet Site

FOR LEASE

MASTER PLANNED LOGISTICS PARK

PHASE I COMPLETE

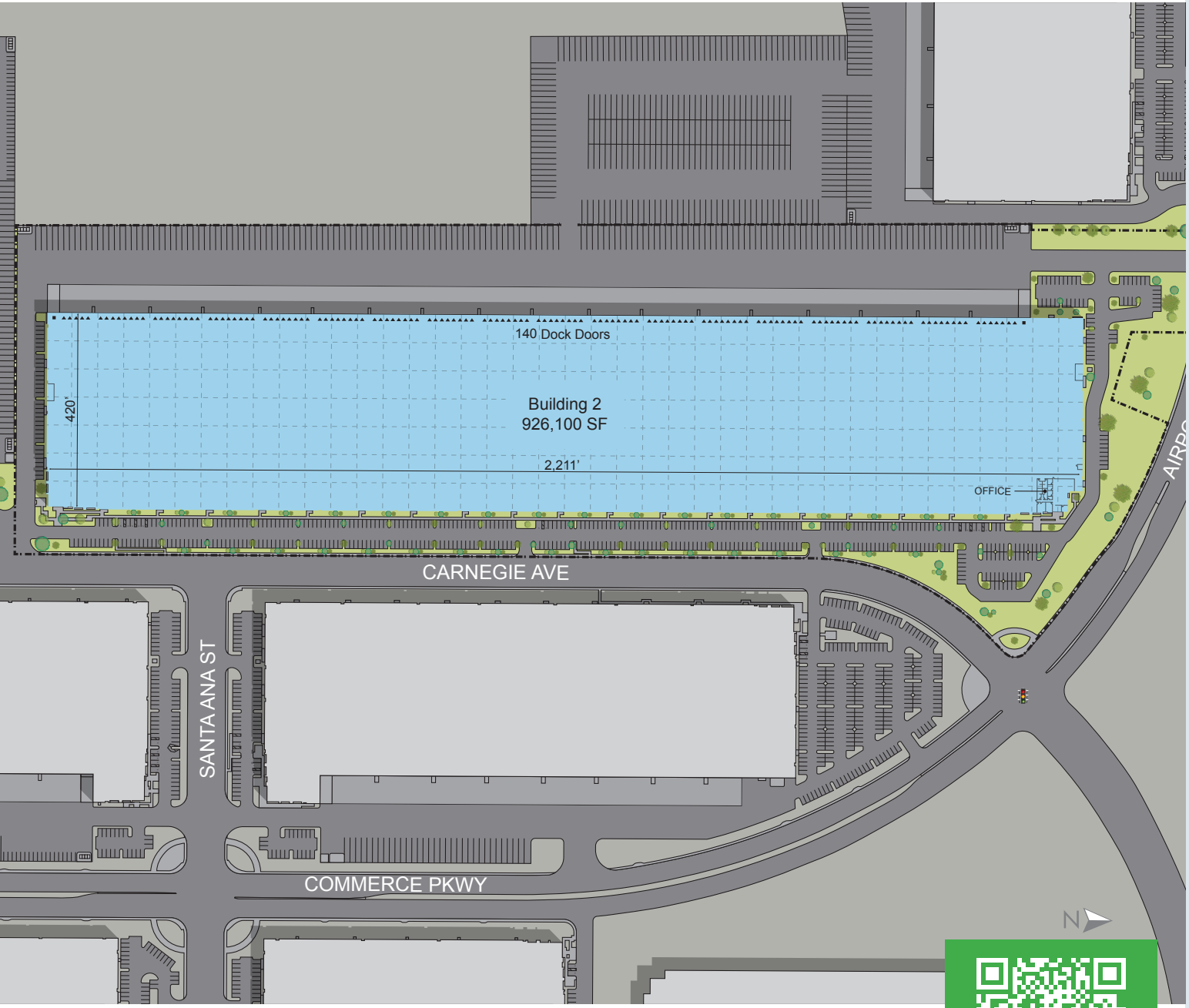


VIEW WEBSITE

BUILDING 2 926,100 SF

610 S CARNEGIE AVE ONTARIO, CA

CBRE



SITE PLAN

VIEW BUILDING 2 VIDEO

BUILDING 2 FEATURES

ADDRESS
610 S CARNEGIE AVE
ONTARIO, CA

BUILDING SIZE
926,100 SF

LOT SIZE
40.64 ACRES

SPEC OFFICE
5,000 SF

CLEAR HEIGHT
40'

DOCK HIGH DOORS
140

GROUND LEVEL DOORS (RAMP)
2

FIRE SPRINKLERS
ESFR (K-25 HEAD)

POWER
8,000 AMPS -
(2) 4,000 AMPS

TRAILER PARKING
±172

AUTO PARKING
±513

TRUCK COURT
189'-200'

ECO-SLAB THICKNESS
7'5" THICK
FULLY REINFORCED

U.S. FOREIGN TRADE ZONE 50

The HUB @ Ontario is also part of **U.S. Foreign Trade Zone 50 (FTZ-50)**, and is a predesignated "**Magnet Site**" offering a **quicker approval process and reduced fees** than setting up outside a designated "**Magnet Site**". **Please visit our website below for more information**, or contact us for a "free FTZ cost-benefit analysis" from IMS Worldwide, FTZ Consultants.

VIEW FTZ INFORMATION

UNRIVALED LOCATION

The HUB @ Ontario International Airport represents the "Best in Class" industrial development in Southern California. Under a long term ground lease with the Ontario International Airport Authority, this **premier state of the art 9-building 4.3M SF** industrial logistics project will offer buildings for lease ranging in size from 200,000 SF – 930,000 SF.

Immediately adjacent to the Ontario International Airport, situated between the intersection of 3 major highways including the I-10 and I-15, and less than 45 miles from the LA/LB port complex, **the location is unrivaled** in its ability to move goods from S**outhern California and beyond**.





UNRIVALED CONSTRUCTION

		ADDRESS	BLDG. #	SF	SPEC OFFICE	CLEAR HEIGHT	DOCK HIGH DOORS	GRADE LEVEL DOORS	TRAILER PARKING	BLDG DEPTH	AUTO PARKING	TRUCK COURT(S)
PHASE I	LEASED	3560 E Airport Dr	Building 1	359,960	5,000	36′	50	2	305	420′	276	185′
	Available	610 S Carnegie Ave	Building 2	926,100	5,000	40′	140	2	172′	420′	513	189′-200′
	LEASED	1002 S Carnegie Av	Building 3	547,395	5,000	40′	95	4	131	560′	284	North 186′, South 135′
	LEASED	3551 E Jurupa St	Building 4	254,677	5,000	36′	50	2	14	230′	138	136′
PHASE II	Available	655 S Carnegie Av	Building 5	424,550	5,000	36′	60	1	33	369′	343	185′
	Available	3840 S Santa Ana St	Building 6	491,110	5,000	40′	69	2	59	369′	256	185′
	Available	3955 S Santa Ana St	Building 7	204,510	5,000	36′	29	1	28	309′	112	185′
	Available	3880 S Santa Ana S	Building 8	534,292	5,000	40′	96	2	86	310′	277	185′
	Available	1497 S Commerce Pkwy	Building 9	520,860	5,000	40′	65	2	64	400′	270	185′



ADVANCING SUSTAINABILITY THROUGH CONCRETE INNOVATION

COMMITTING TO A SUSTAINABLE GREEN FUTURE

- Improving an existing concrete construction technology that significantly addresses **decarbonization** targets.
- Reduces the concrete embodied concrete intensity and net carbon footprint, which the **concrete process and uses account for up to 9% of global greenhouse gases emissions**.
- Dramatically reduce the carbon CO2 emissions by **35%**, while exceeding the concrete durability and strengths found in conventional concrete used in today's logistics facilities.
- **As validated by expert third party consultants, this advanced concrete design for the HUB results in an estimated 88.0M lbs. avoided of embodied concrete carbon emissions which is equivalent to**:
    - **47,000 acres of forest per year to store carbon**
    - **103.0M miles less driven by fossil fuel sourced autos and trucks**
    - **3.9M gallons of less fuel used.**

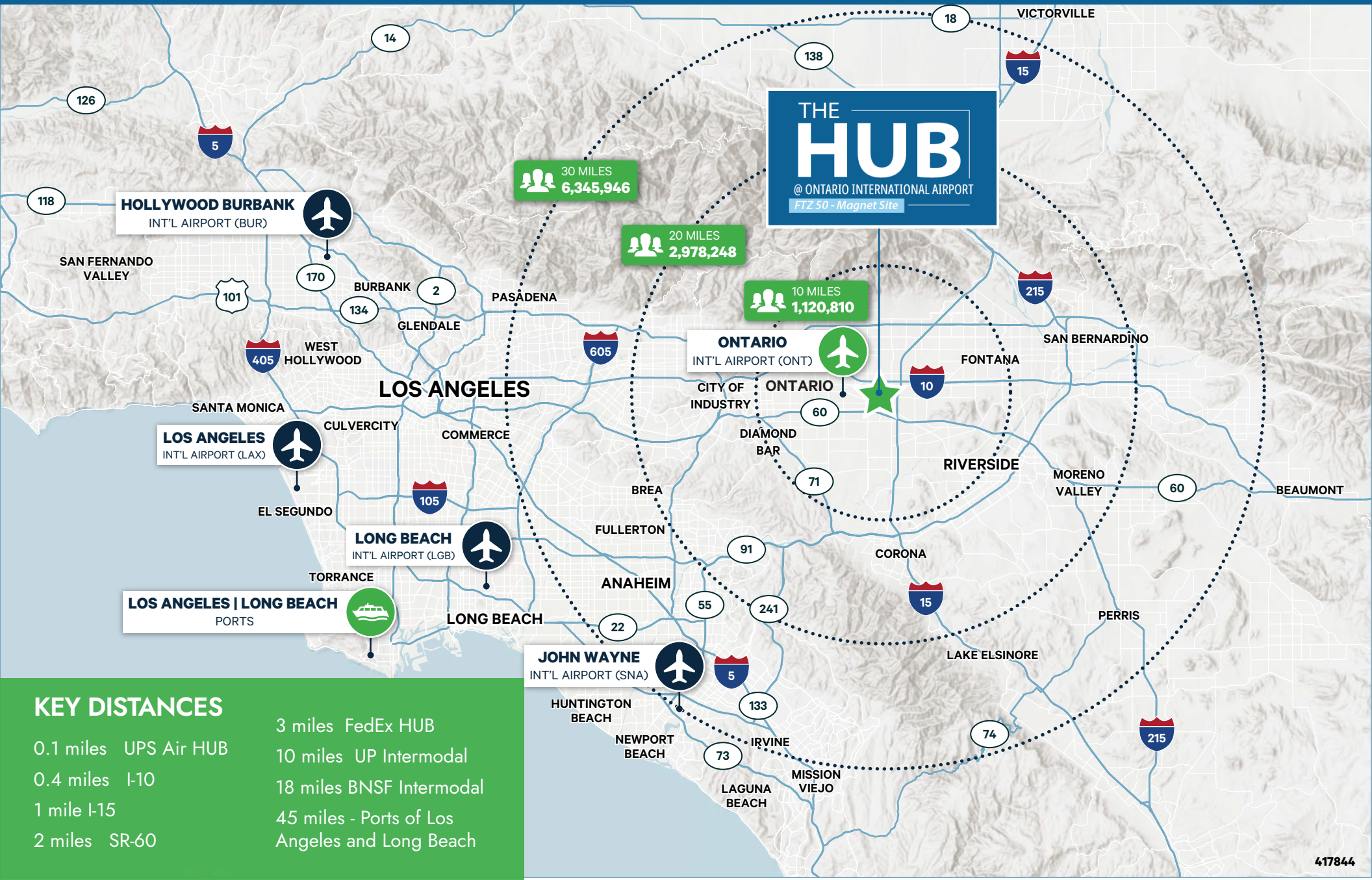
A few key points with respect to this exciting new decarbonization result in concrete technology are:

- Revised concrete raw materials and mix design which reduces amount of concrete
- Slower concrete curing time results in sequestration of carbon
- Hi density foam integrated into wall panel section design to reduce concrete
- 50% Reduction of steel re- bar used in concrete wall panels



UNRIVALED DEVELOPMENT

UNRIVALED LOCATION



KEY DISTANCES

0.1 miles UPS Air HUB
0.4 miles I-10
1 mile I-15
2 miles SR-60
3 miles FedEx HUB
10 miles UP Intermodal
18 miles BNSF Intermodal
45 miles - Ports of Los Angeles and Long Beach



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