THE HUB

@ ONTARIO INTERNATIONAL AIRPORT

FTZ 50 - Magnet Site

FOR LEASE

MASTER PLANNED LOGISTICS PARK

PHASE II UNDER CONSTRUCTION

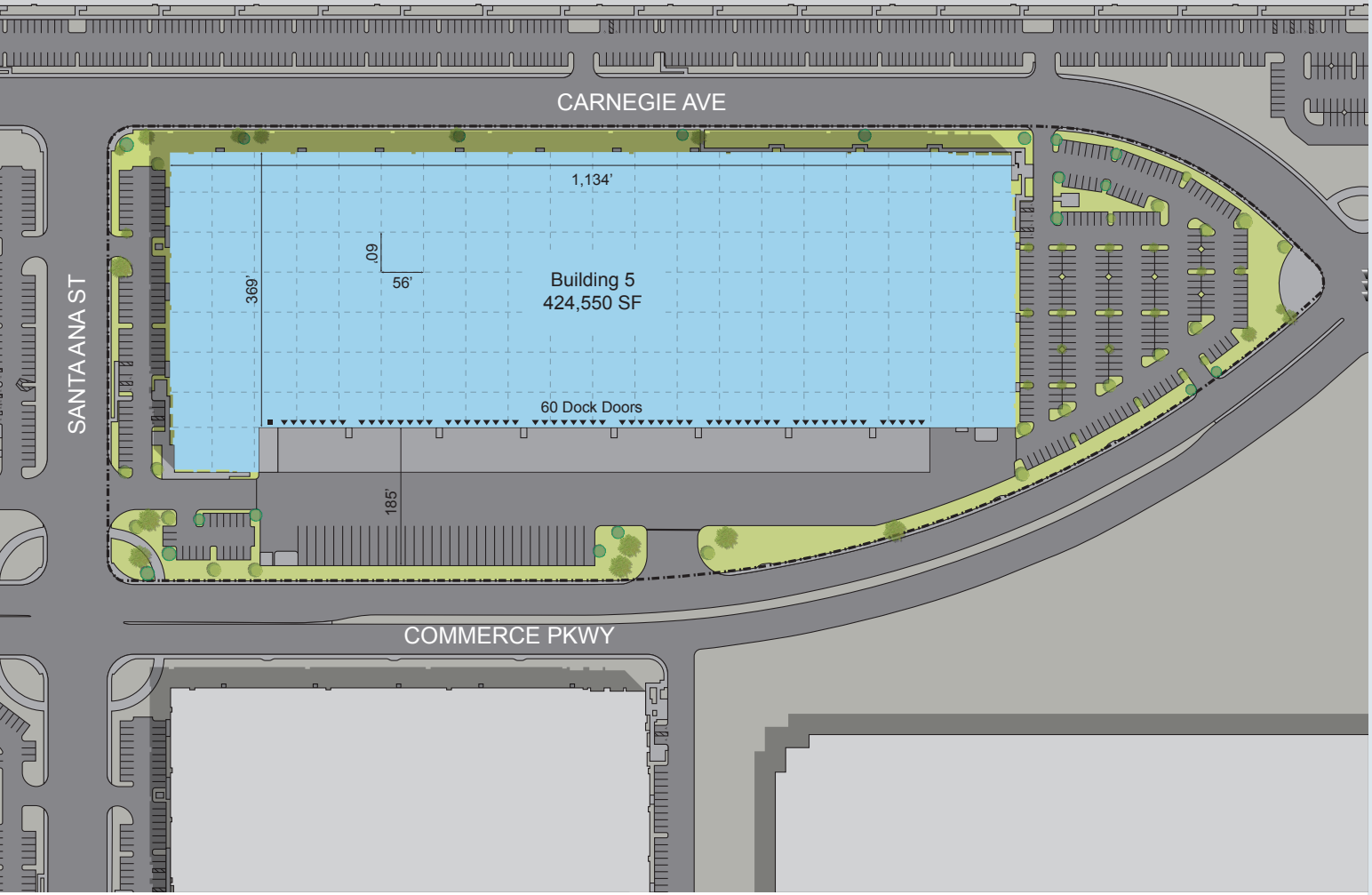


VIEW WEBSITE

BUILDING 5 424,550 SF

655 S CARNEGIE AVE ONTARIO, CA

CBRE



SITE PLAN

BUILDING 5 FEATURES

ADDRESS
655 S CARNEGIE AVE
ONTARIO, CA

BUILDING SIZE
424,550 SF

LOT SIZE
19.47 ACRES

SPEC OFFICE
5,000 SF

CLEAR HEIGHT
36'

DOCK HIGH DOORS
60

GROUND LEVEL DOOR (RAMP)
1

FIRE SPRINKLERS
ESFR (K-25 HEAD)

POWER
4,000 AMPS

TRAILER PARKING
±33

AUTO PARKING
±343

TRUCK COURT
185'

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 **Southern 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.**

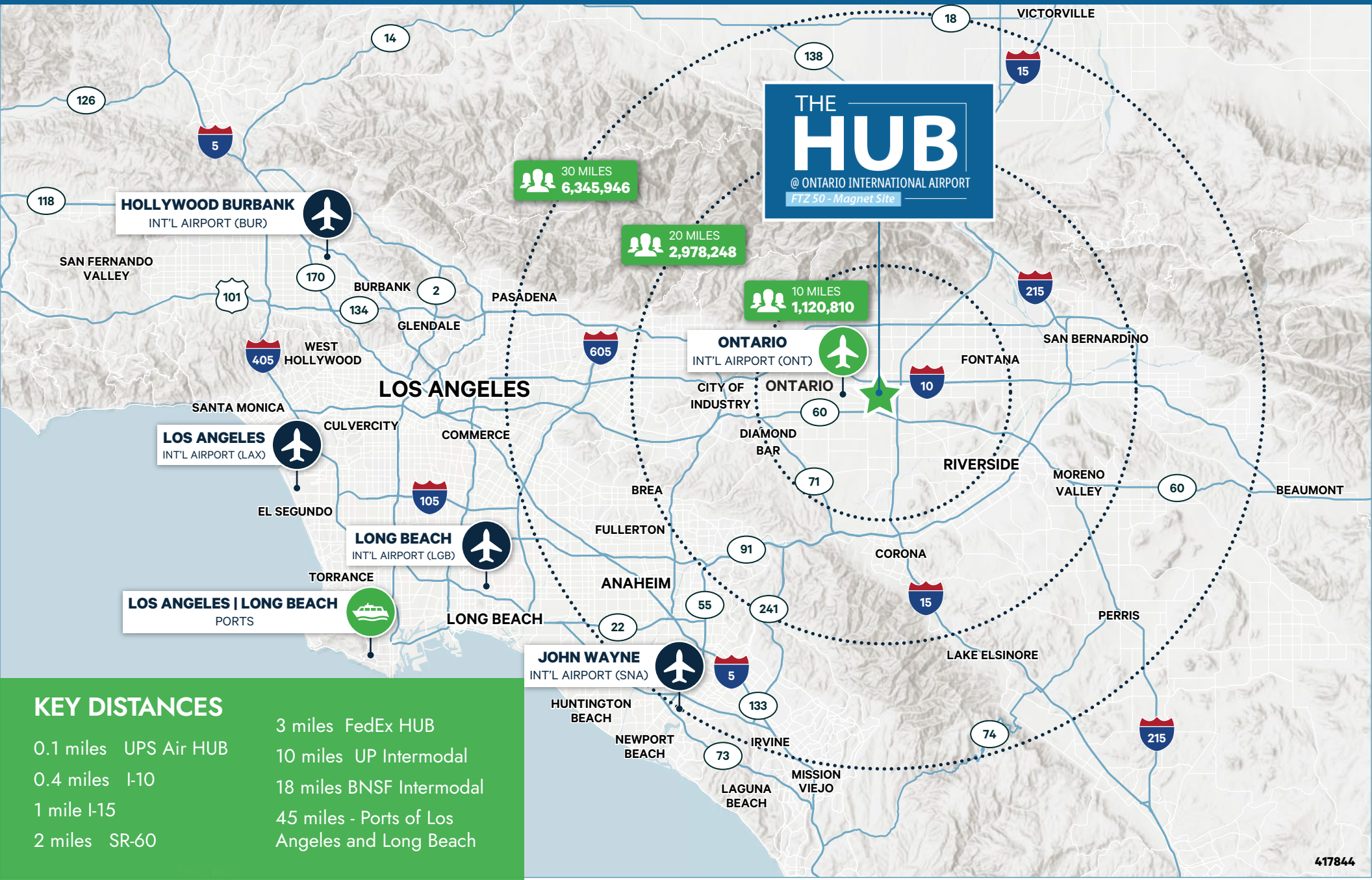
A few key points with respect to this exciting new decarbonization result in concrete technology are:

- 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



For more information, please contact:

WALT ARRINGTON, SIOR
Executive Vice President
LIC. 00859109
+1 909 418 2154
walt.arrington@cbre.com

JOEY SUGAR, SIOR
Vice Chairman
Lic. 01325883
+1 909 418 2026
joey.sugar@cbre.com

JOE WERDEIN
Executive Vice President
Lic. 01791235
+1 909 418 2285
joe.werdein@cbre.com

DARLA LONGO
Vice Chairman
Lic. 00639911
+1 909 418 2105
darla.longo@cbre.com

BARBARA PERRIER
Vice Chairman
Lic. 00969169
+1 213 613 3033
barbara.perrier@cbre.com

CBRE | McDONALD PROPERTY GROUP | AFFINIUS® CAPITAL

Affinius Capital® is the brand that applies to it and its advisory subsidiaries including Affinius Capital Advisors LLC and Affinius Capital Management LLC. The information contained herein is for informational purposes only and is not, and may not, be relied on in any manner as, legal, tax or investment advice. This does not constitute an offer to sell or a solicitation of an offer to buy an interest in any investment vehicle sponsored by Affinius and any such offer will only be made pursuant to a confidential private placement memorandum, which will be furnished to qualified investors in connection with such offering and will be subject to the terms and conditions contained therein. The information is only as current as the date indicated, and may be superseded by subsequent market events or for other reasons. Certain information contained herein has been obtained from published and non-published sources. Recipients should understand that any such information may not have been independently verified. ESG goals are aspirational and not guarantees or promises that all goals will be met, and there are distinctions and regional variations in the meaning and use of this term. There is no guarantee that Affinius Capital will have or create a positive ESG impact, that consideration of ESG factors will enhance long-term value, or that ESG performance will align with any Affinius Capital investor's ESG goals.

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.