THE HUB
@ ONTARIO INTERNATIONAL AIRPORT

FTZ 50 - Magnet Site

FOR LEASE

MASTER PLANNED LOGISTICS PARK

PHASE II UNDER CONSTRUCTION

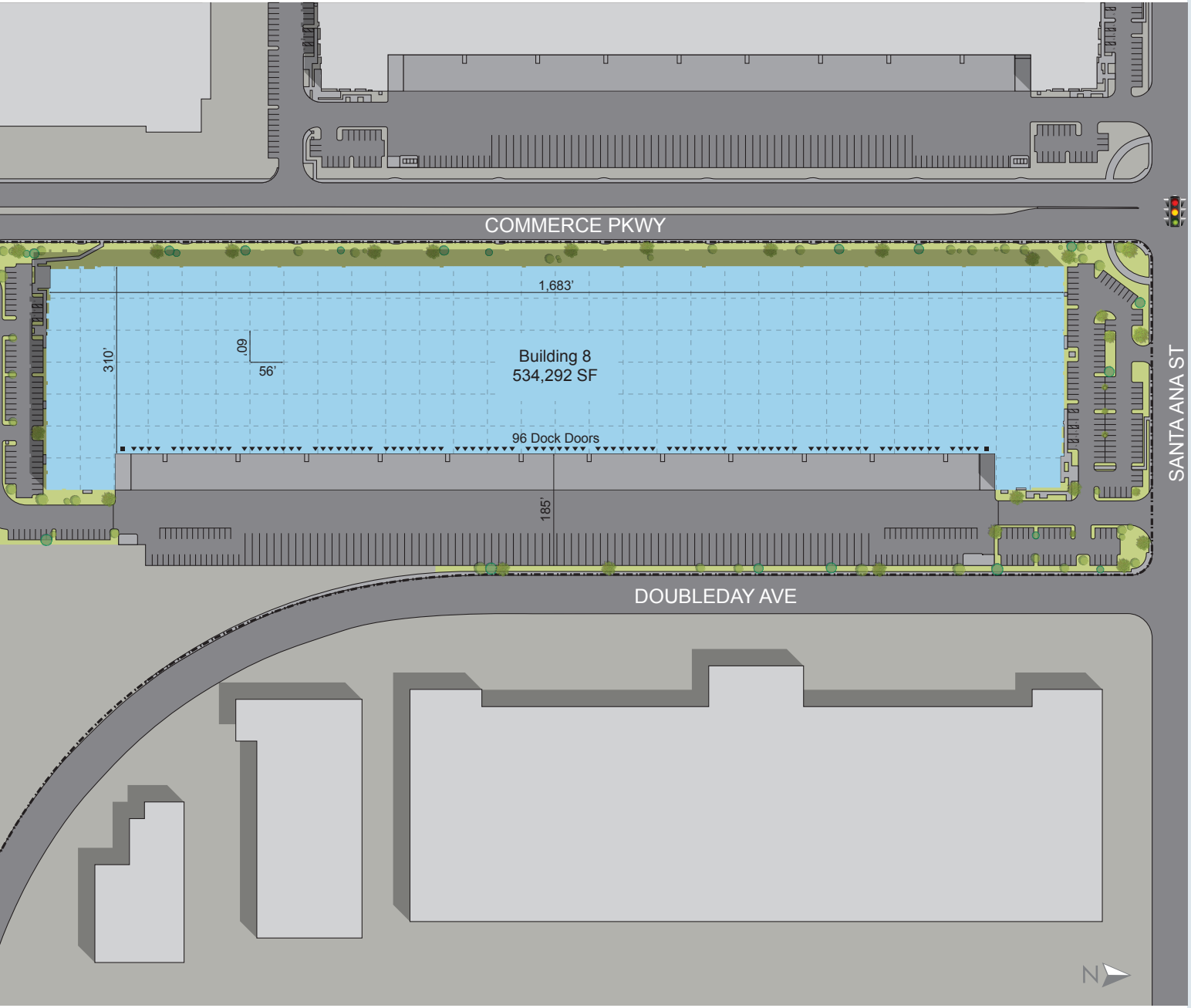


VIEW WEBSITE

BUILDING 8 534,292 SF

3880 S SANTA ANA ST ONTARIO, CA

CBRE



SITE PLAN

BUILDING 8 FEATURES

ADDRESS
3880 SANTA ANA ST
ONTARIO, CA

BUILDING SIZE
534,292 SF

LOT SIZE
24.08 ACRES

SPEC OFFICE
5,000 SF

CLEAR HEIGHT
40'

DOCK HIGH DOORS
96

GROUND LEVEL DOORS (RAMP)
2

FIRE SPRINKLERS
ESFR (K-25 HEAD)

POWER
4,000 AMPS

TRAILER PARKING
±86

AUTO PARKING
±277

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.

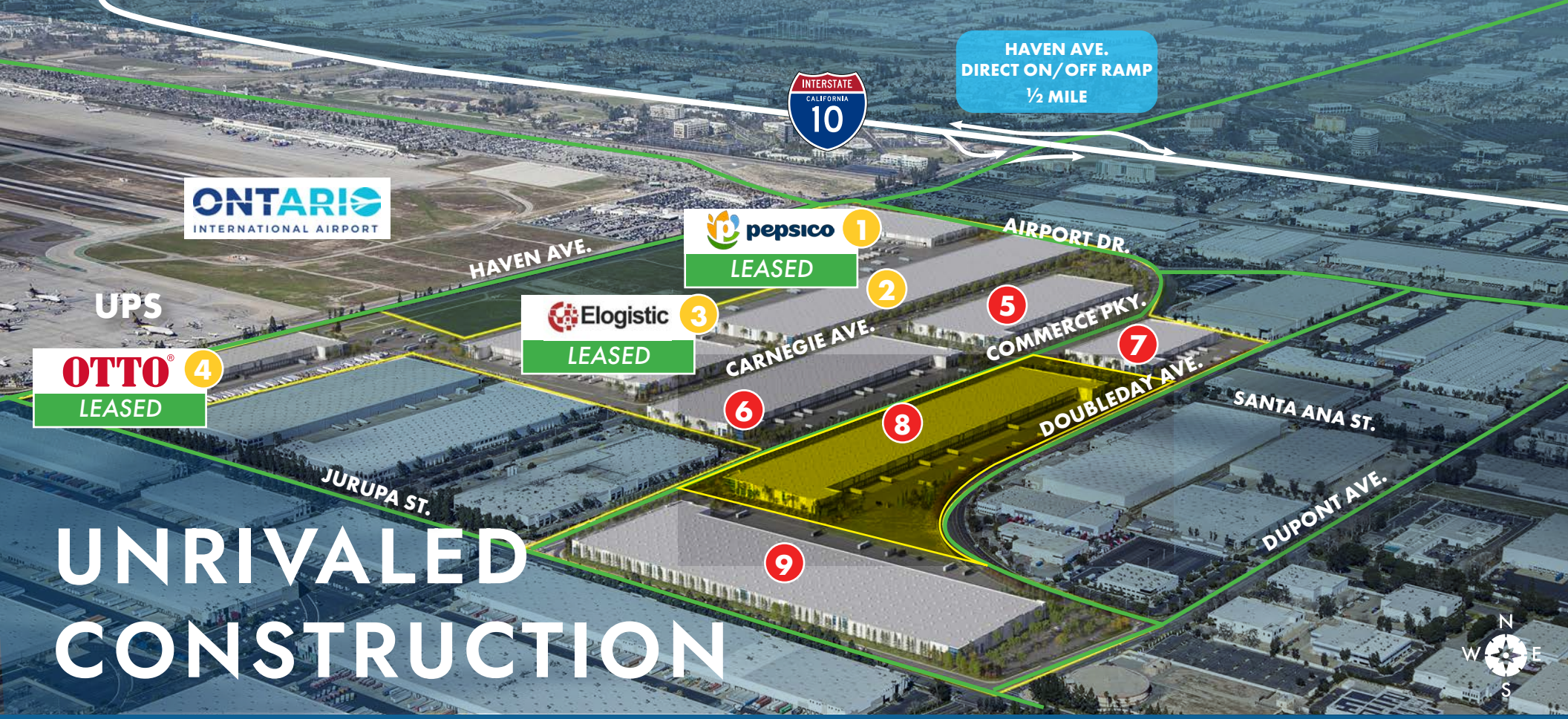
VIEW FTZ INFORMATION

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 S**outhern California and beyond**.





		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.**

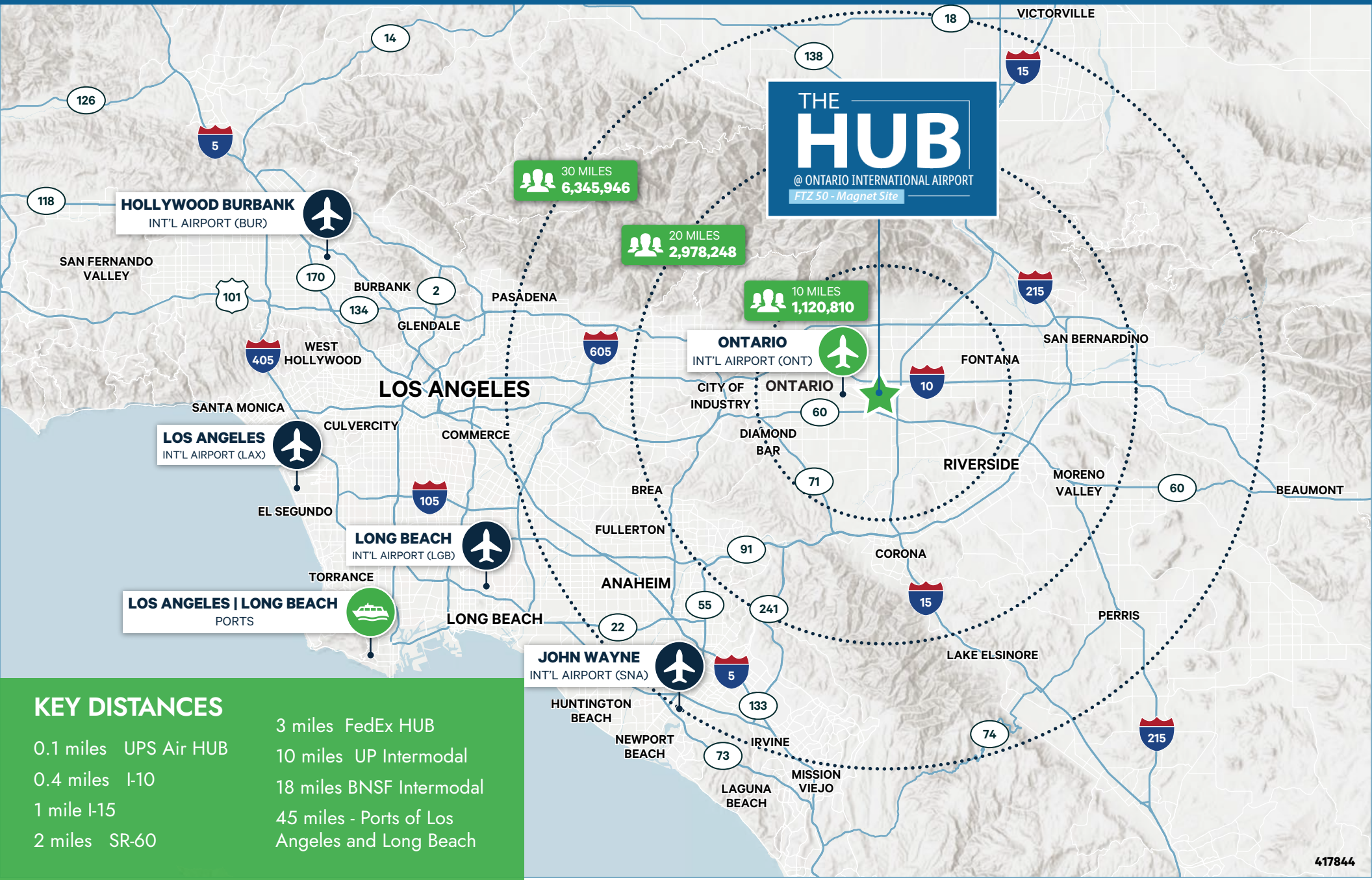
A few key points with respect to this exciting new decarbonization result in concrete technology are:

- 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

THE HUB

ONTARIO INTERNATIONAL AIRPORT

Z 50 - Magnet Site



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