

SPEEDWAY COMMERCE CENTER

BUILDING 2

528,253 SF Available | Delivering Q1 2025

9151 Dreamland Drive | Fontana, CA 92335

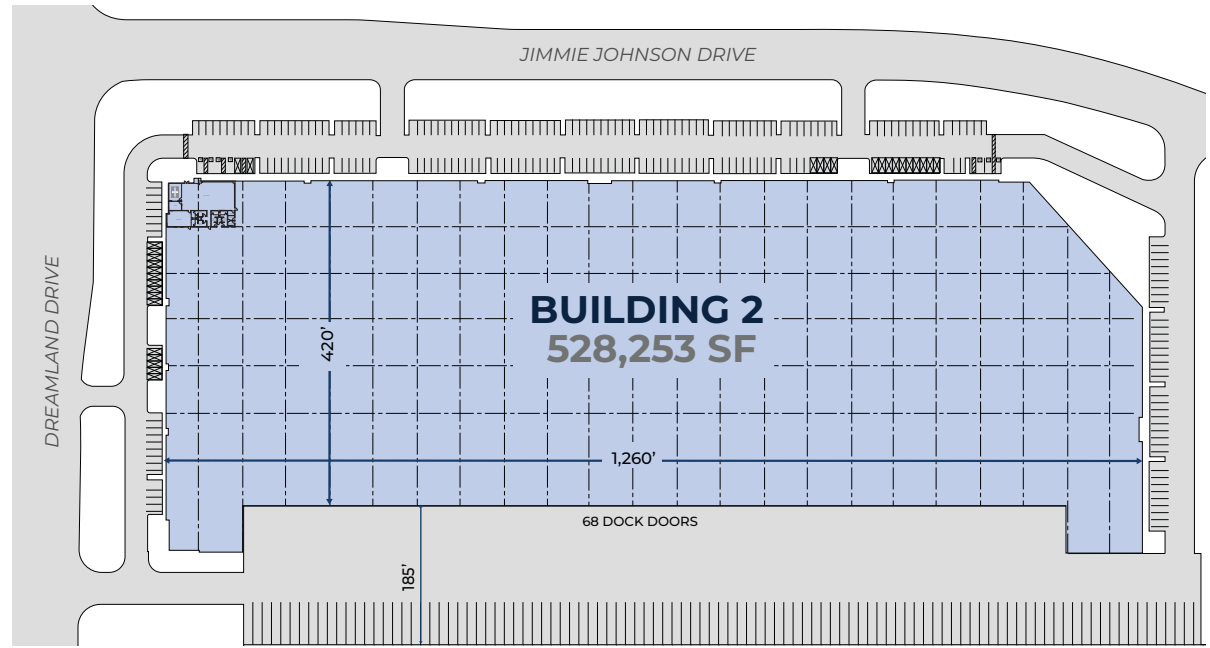
Speedway Commerce Center is the premier industrial development in the Inland Empire West ("IEW"), the nation's strongest industrial market. This 6.5M SF development is located at the intersection of two major Interstates, I-15 and I-10, connecting Southern California to the ports and the rest of the country. The state-of-the-art campus offers unmatched scale, flexible design, rare excess trailer parking and access to a robust labor force. Phase I, which encompasses two buildings totaling approximately 1.8M SF as well as 106 acres of trailer parking, is under construction. Phase II, which breaks ground in 2025, provides build-to-suit opportunities between 900,000 SF and 1.2M SF. Phase III will include an additional 1.5M SF.



SPEEDWAY COMMERCE CENTER | BUILDING 2

PROPERTY OVERVIEW

9151 DREAMLAND DRIVE | FONTANA, CA 92335



LEED Gold



528,253 SF



5,072 SF spec office



40' clear height



185' truck court



271 auto parking spaces



96 trailer parking spaces



68 - 9' x 10' dock doors



34 - 35K lb. mechanical dock levelers



2 - drive-in truck doors



Building slab: 0.0% slope



56' x 60' column spacing
60' at speedbay



ESFR system



Equipped with solar roof



30 FC LED speedbay lighting;
1 FC LED warehouse lighting



4,000 amp service
(277/480 - volt, 3 phase, 4-wire)

Development



SCOTT MORSE

909 380 7292 (o) | 909 214 7899 (c)
scott.morse@hillwood.com
License # CA - 01969110

Leasing



DAN DE LA PAZ

909 418 2169 (o) | 310 739 5910 (c)
dan.delapaz@cbre.com
License # CA - 01233784

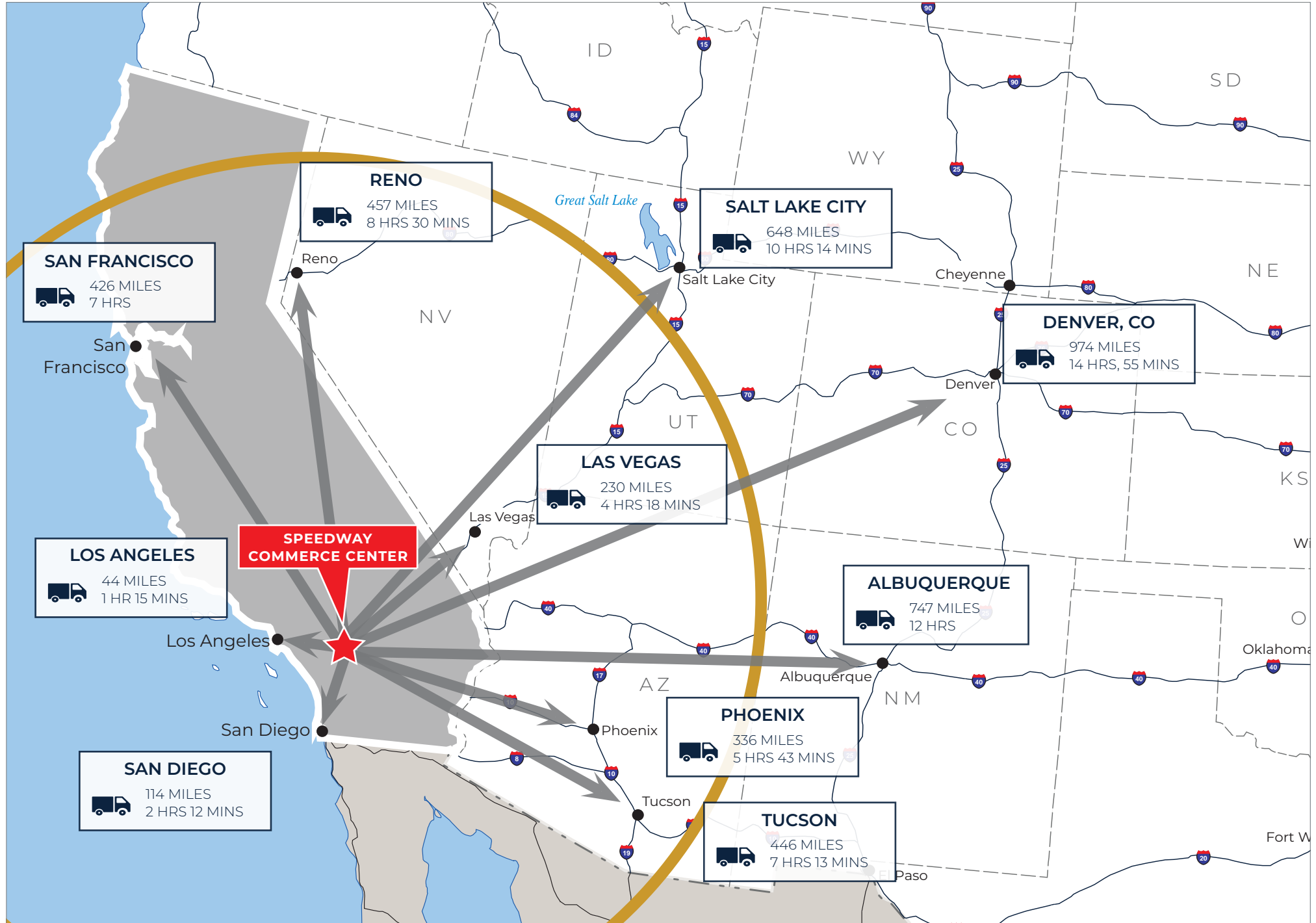
ELOY COVA

909 418 2284 (o) | 951 529 4915 (c)
eloy.cova@cbre.com
License # CA - 01462376

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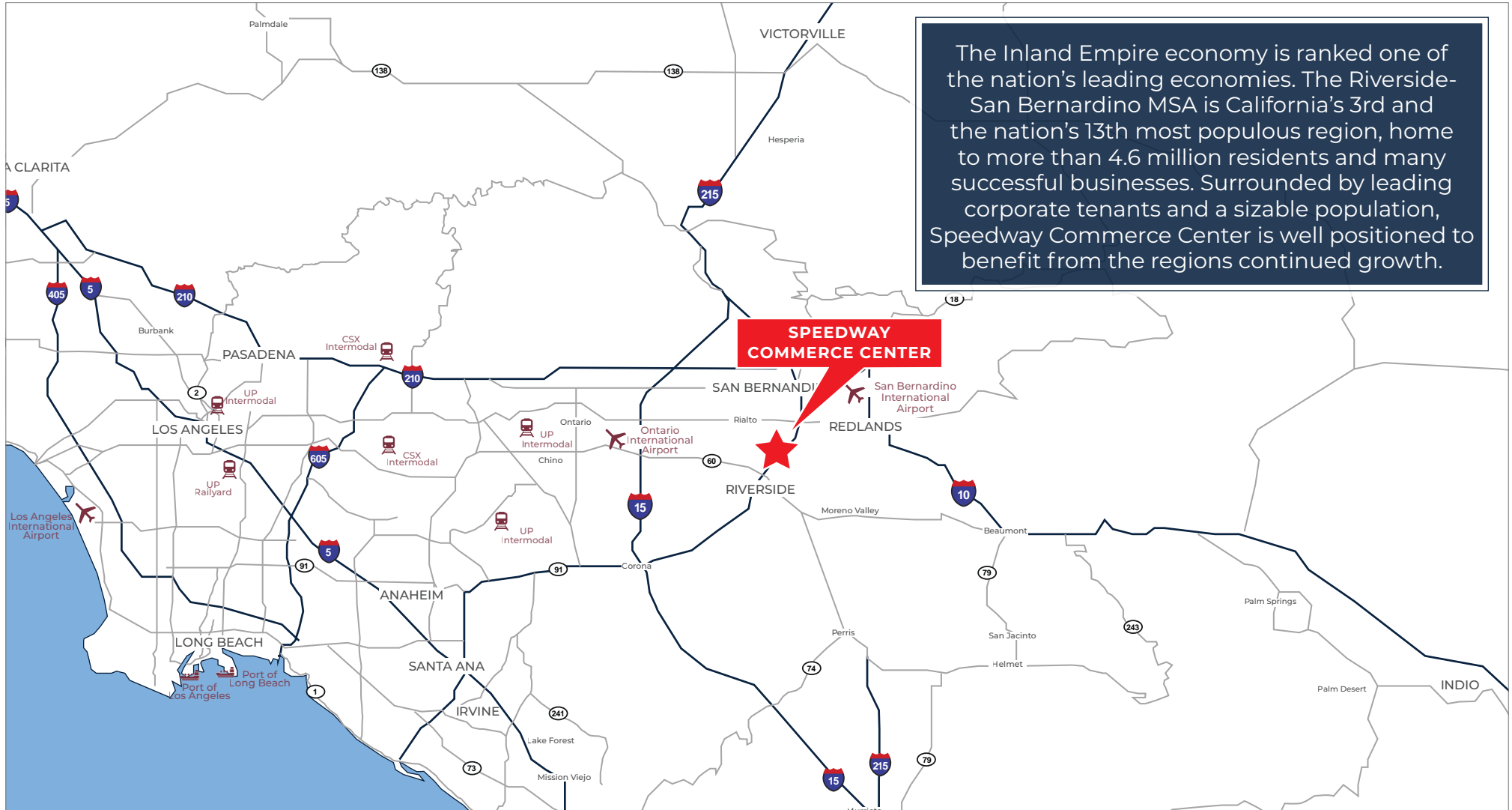
DRIVE TIMES



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DEMOGRAPHICS



The Inland Empire economy is ranked one of the nation's leading economies. The Riverside-San Bernardino MSA is California's 3rd and the nation's 13th most populous region, home to more than 4.6 million residents and many successful businesses. Surrounded by leading corporate tenants and a sizable population, Speedway Commerce Center is well positioned to benefit from the regions continued growth.

10 MILE RADIUS DEMOGRAPHICS



1,013,232

POPULATION



146,552

BLUE COLLAR
LABOR FORCE



8.7%

UNEMPLOYMENT



\$78,578

MEDIAN
HOUSEHOLD INCOME



26%

HIGH
SCHOOL GRADUATE



22%

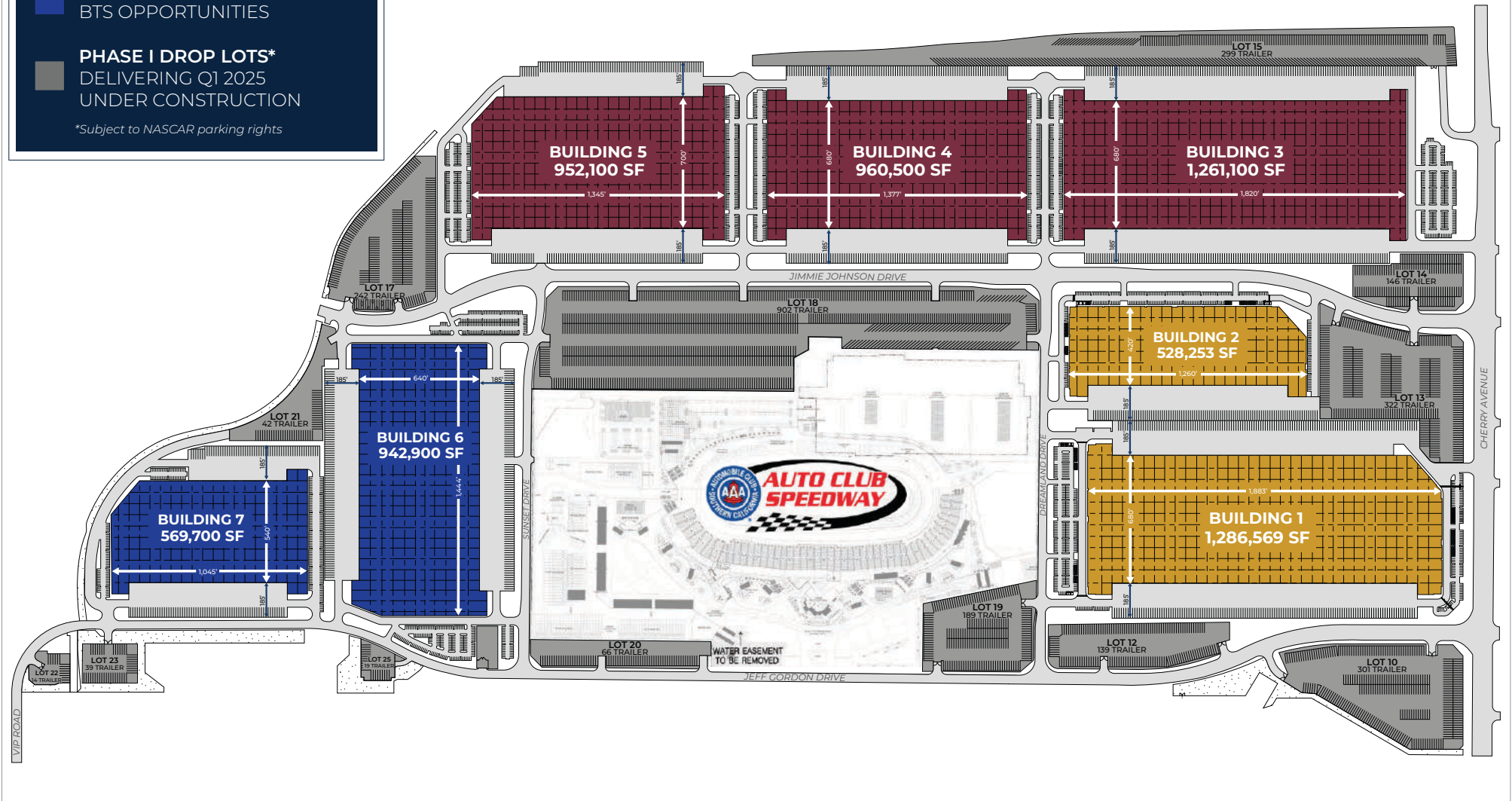
BACHELOR'S /
GRAD / PROF DEGREE

Source: ESRI 2023

PHASES

- PHASE I**
DELIVERING Q1 2025
UNDER CONSTRUCTION
- PHASE II**
BTS OPPORTUNITIES
- PHASE III**
BTS OPPORTUNITIES
- PHASE I DROP LOTS***
DELIVERING Q1 2025
UNDER CONSTRUCTION

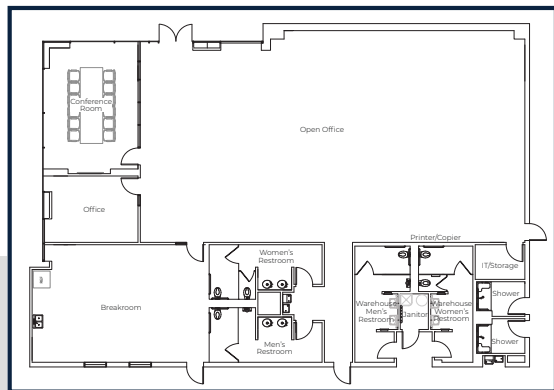
*Subject to NASCAR parking rights



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MASTER SITE PLAN



JIMMIE JOHNSON DRIVE

DREAMLAND DRIVE

BUILDING 2
528,253 SF

420'

1,260'

68 DOCK DOORS

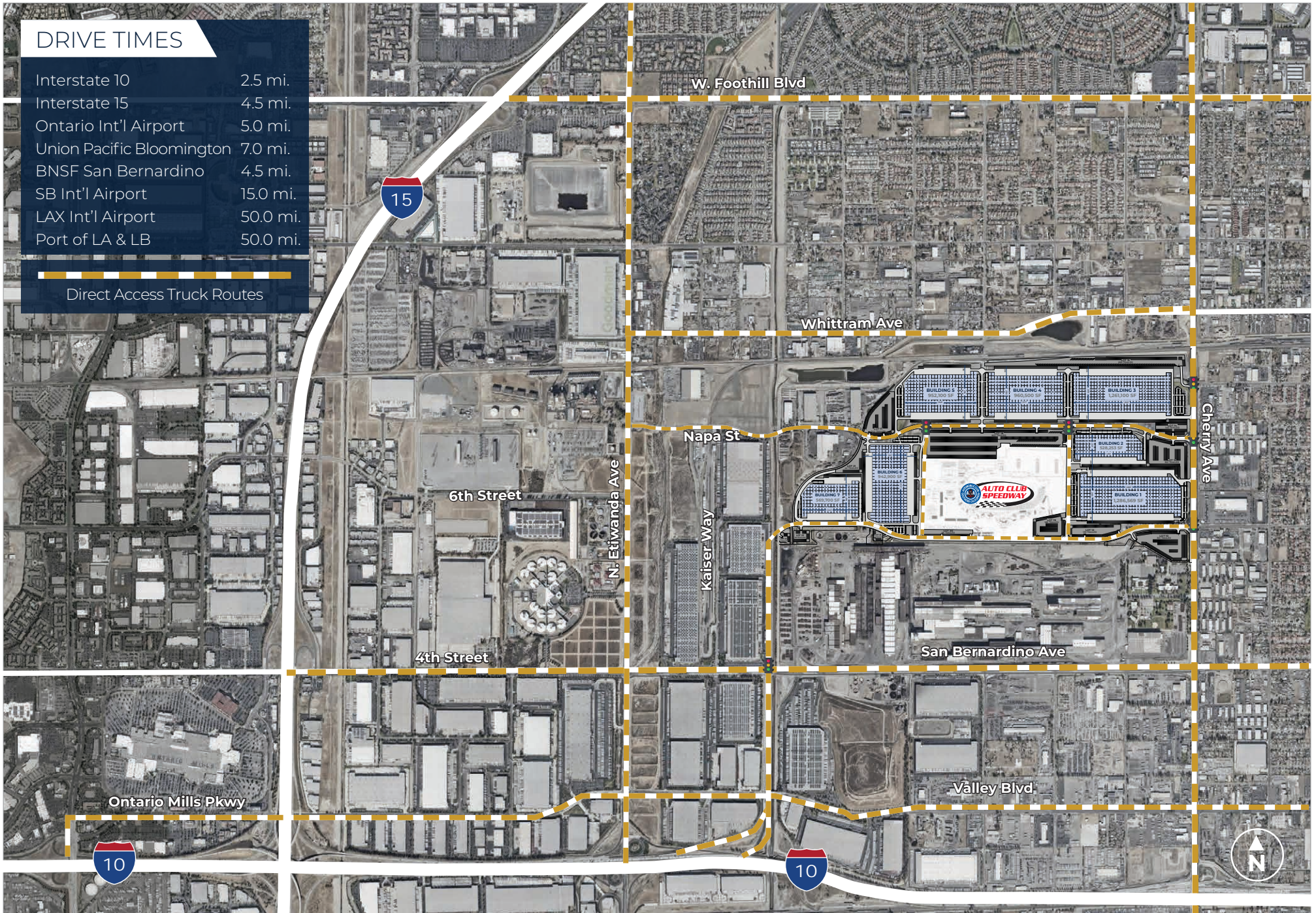
185'



DRIVE TIMES

Interstate 10	2.5 mi.
Interstate 15	4.5 mi.
Ontario Int'l Airport	5.0 mi.
Union Pacific Bloomington	7.0 mi.
BNSF San Bernardino	4.5 mi.
SB Int'l Airport	15.0 mi.
LAX Int'l Airport	50.0 mi.
Port of LA & LB	50.0 mi.

Direct Access Truck Routes



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INGRESS / EGRESS

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AREA INFORMATION



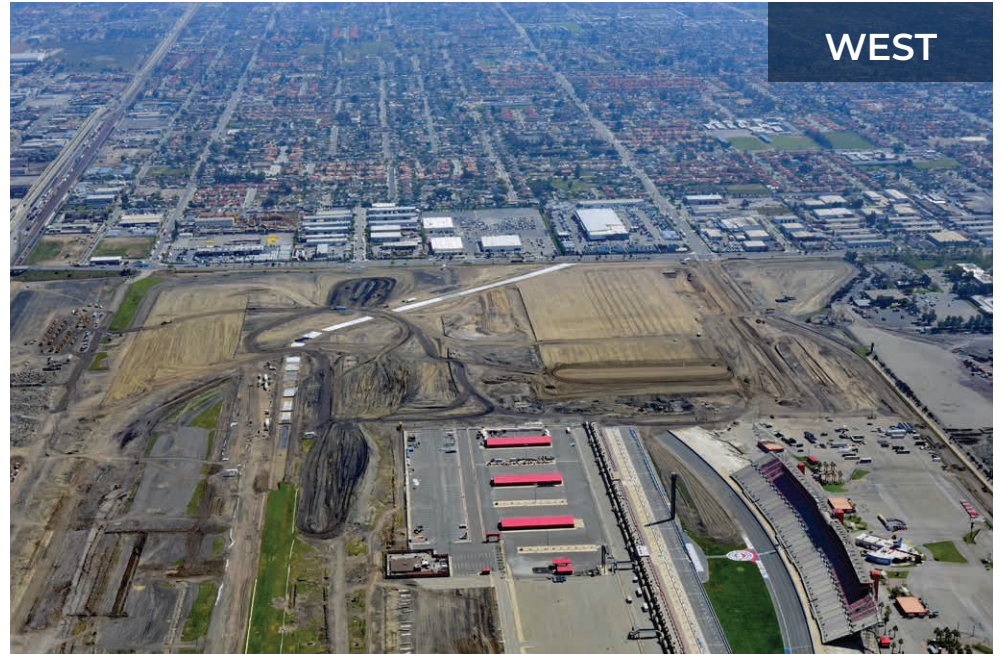
BUSINESSES

- | | | | | |
|--------------------|-----------------|------------------|------------------------------|---------------------|
| 1. DSV | 7. Trader Joe's | 13. Dorel | 19. Restoration Hardware | 25. HSN |
| 2. Georgia Pacific | 8. New Balance | 14. Freightliner | 20. Costco Warehouse | 26. Kal Freight Inc |
| 3. Ryder | 9. Oakley | 15. UPS | 21. Victory Packaging | 27. FedEx |
| 4. Excel Logistics | 10. Geodis | 16. Mohawk | 22. Chrysler Corporate Parts | 28. Mercedes Benz |
| 5. Bradshaw | 11. Walmart | 17. Home Depot | 23. Ceva | 29. Manheim |
| 6. Mohawk | 12. OnTrac | 18. Electrolux | 24. Subaru | 30. Amazon LAX9 |

NORTH



WEST



SOUTH



EAST



SPEEDWAY COMMERCE CENTER | BUILDING 1

9151 DREAMLAND DRIVE | FONTANA, CA 92335

CONSTRUCTION PROGRESS

MARCH 2024

CONTACT

DEVELOPMENT



CBRE Investment
Management

SCOTT MORSE

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License # CA - 01969110

LEASING

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