

# SPEEDWAY COMMERCE CENTER

## BUILDING 1

± 1.2M SF Available | Delivering Q1 2025

9253 Dreamland Dr Fontana, CA 92335

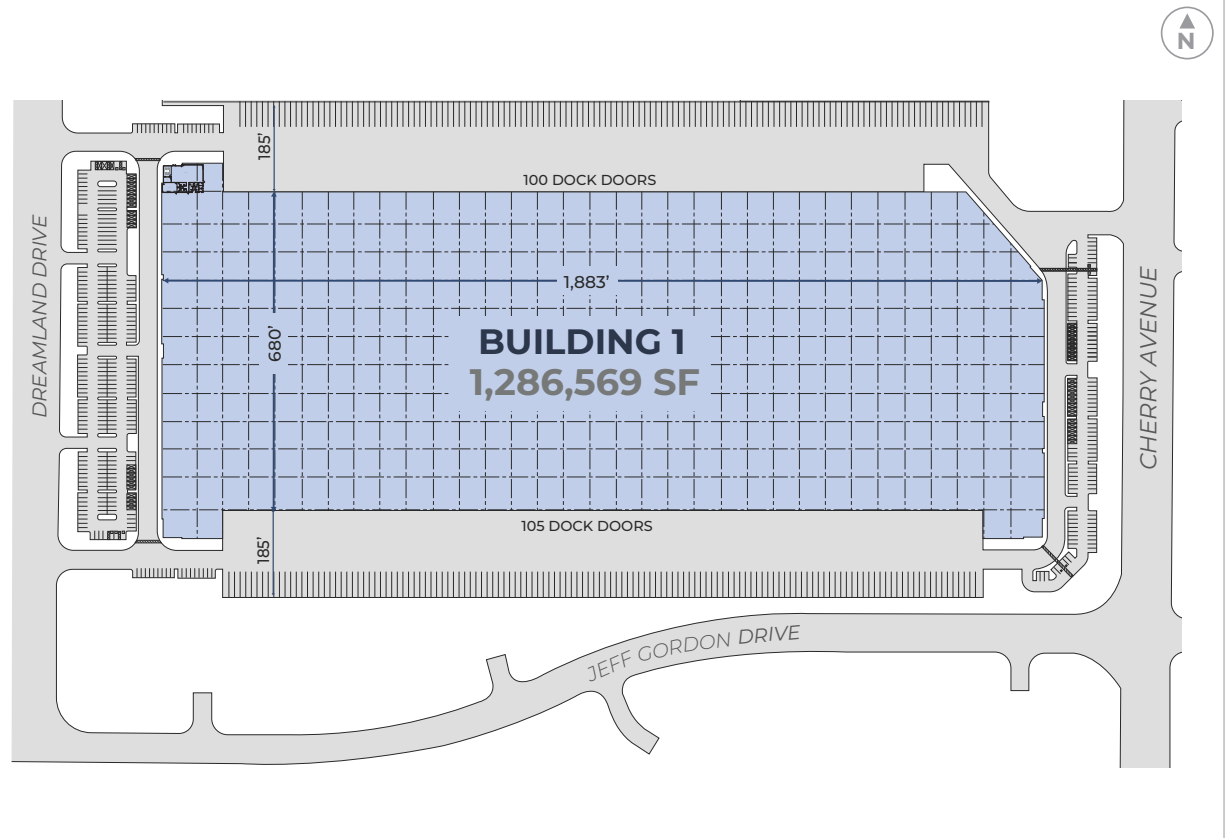
Speedway Commerce Center is the premier industrial development in the Inland Empire West ("IEW"), the nation's strongest industrial market. This 6.5M SF development is located at the intersection of two major Interstates, I-15 and I-10, connecting Southern California to the ports and the rest of the 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.



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## PROPERTY OVERVIEW

9253 DREAMLAND DRIVE | FONTANA, CA 92335



LEED Gold



1,286,569 SF



5,072 SF spec office



40' clear height



185' truck court



439 auto parking spaces



265 trailer parking spaces



205 - 9' x 10' dock doors



68 - 35K lb. mechanical dock levels



4 - drive-in truck doors



Building slab: 0.0% slope



56' x 60' column spacing  
70' 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)  
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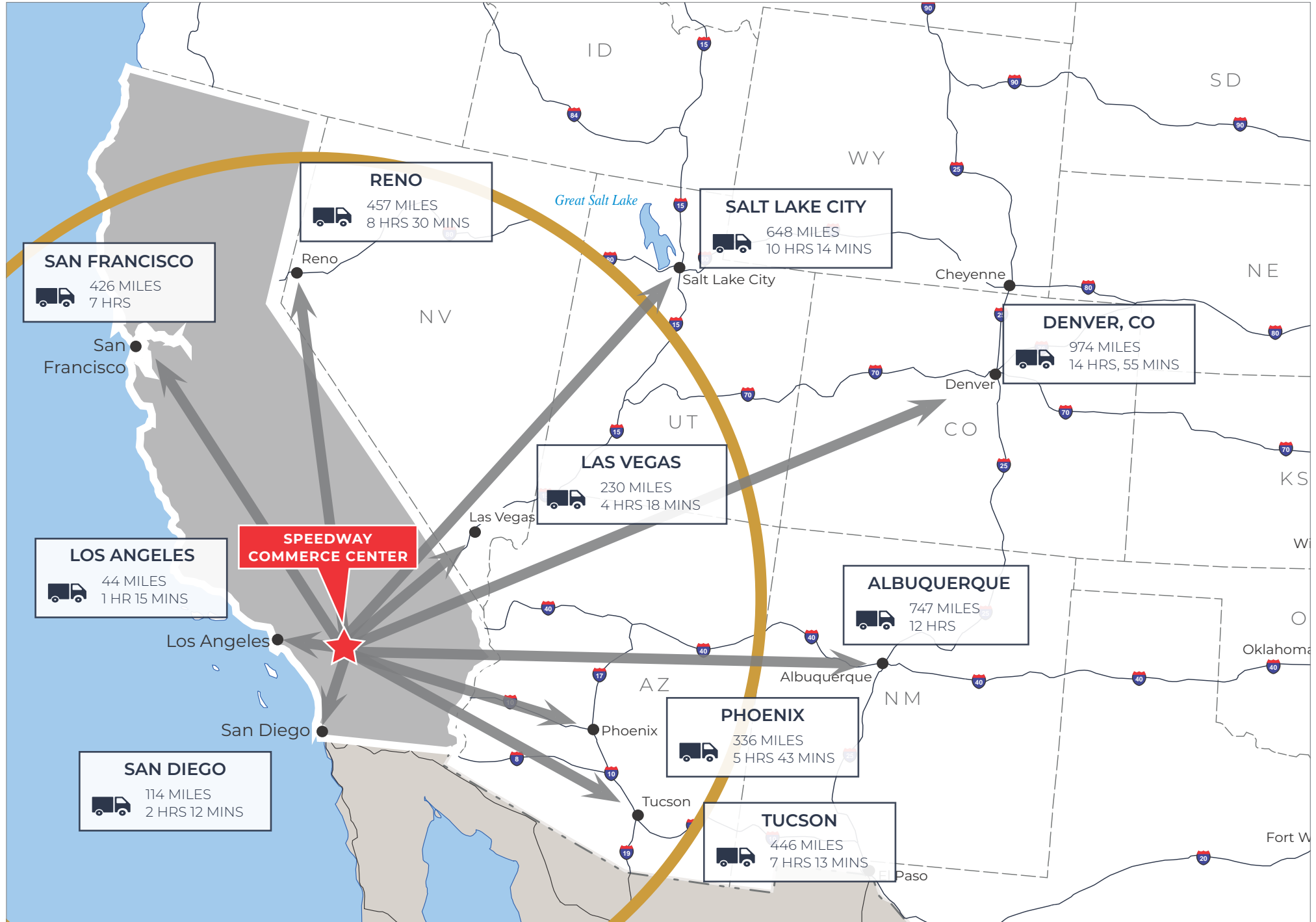
### ELOY COVA

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eloy.cova@cbre.com  
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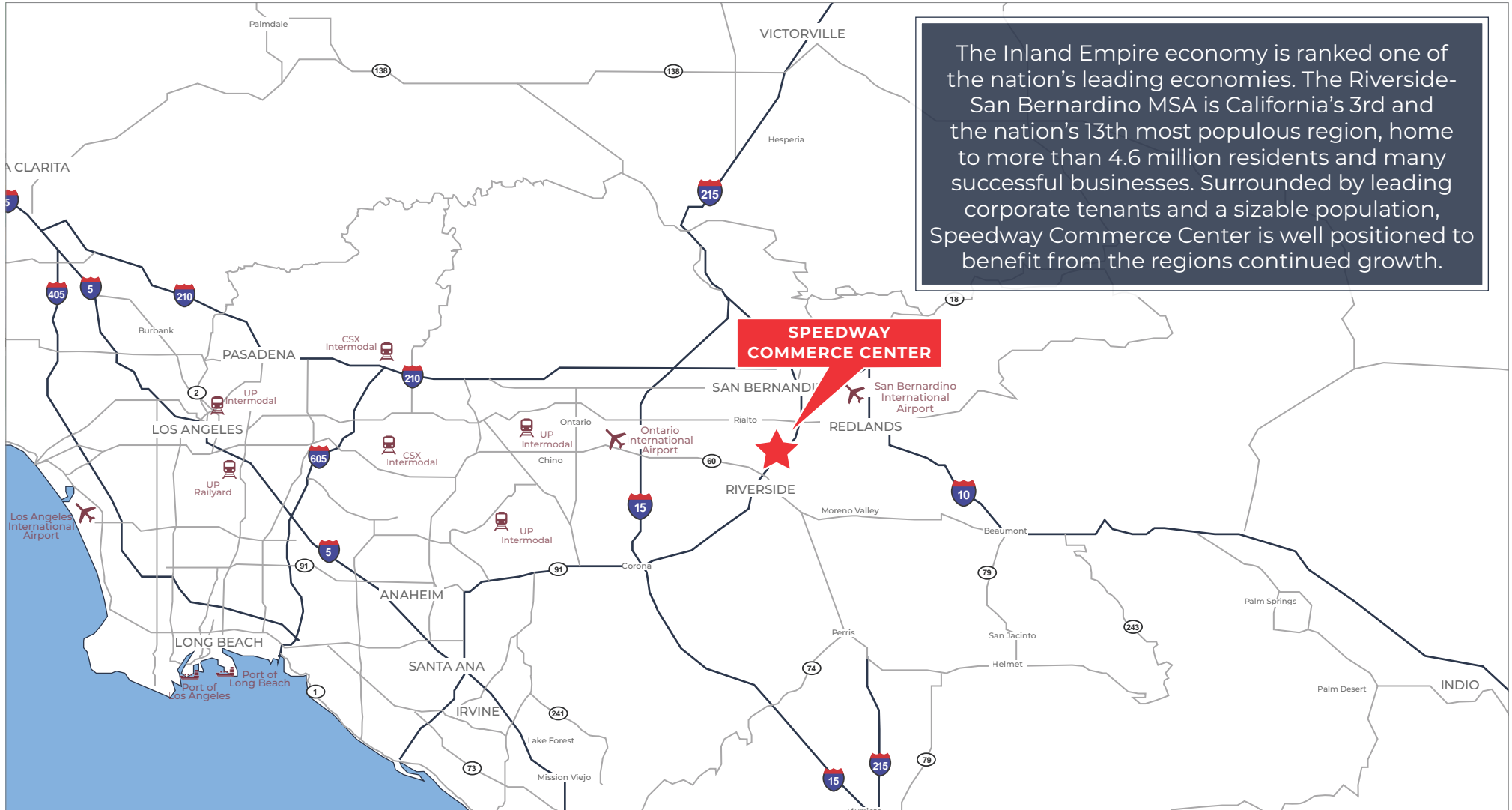
DRIVE TIMES



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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%**

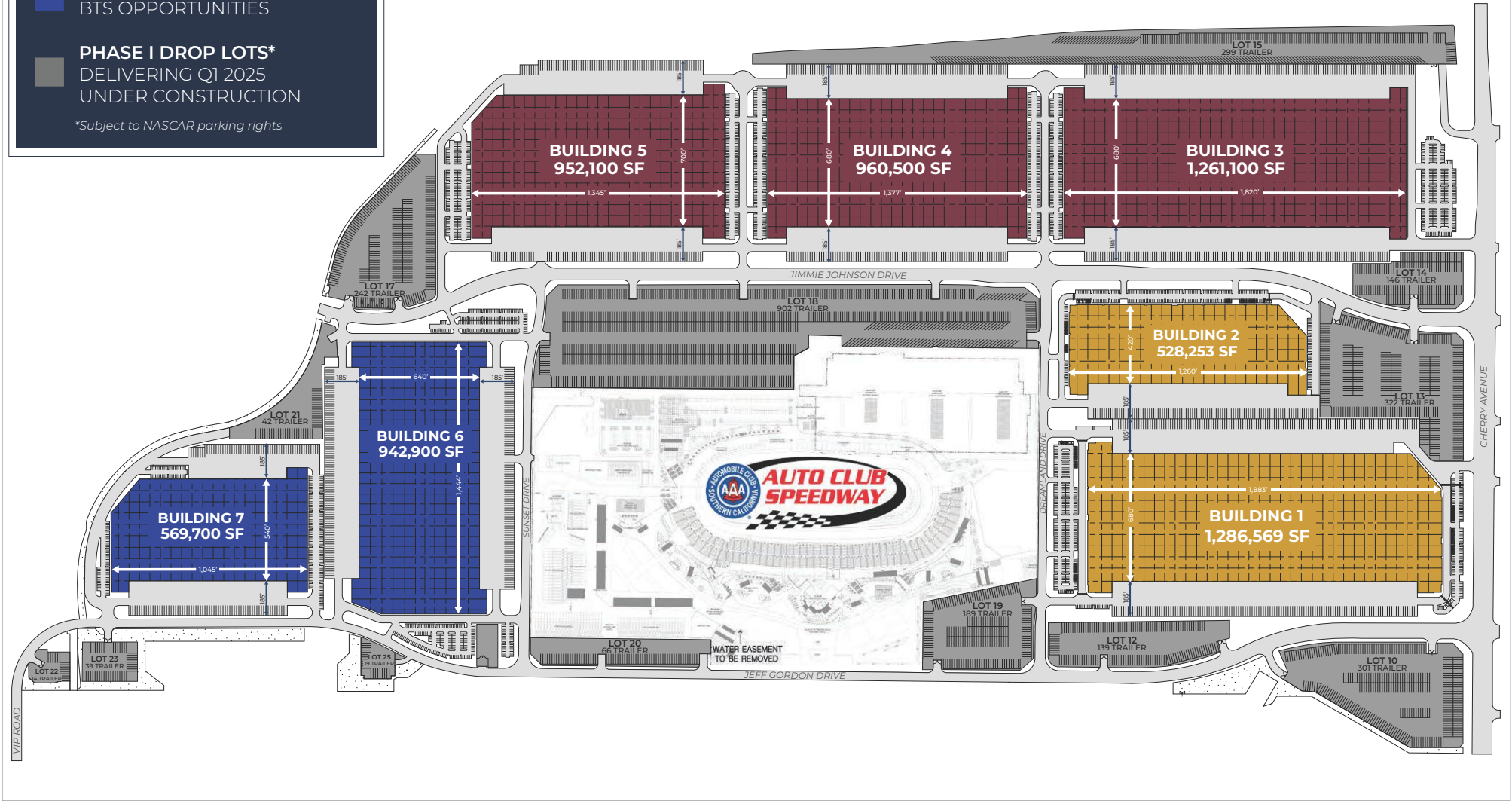
BACHELOR'S /  
GRAD / PROF DEGREE

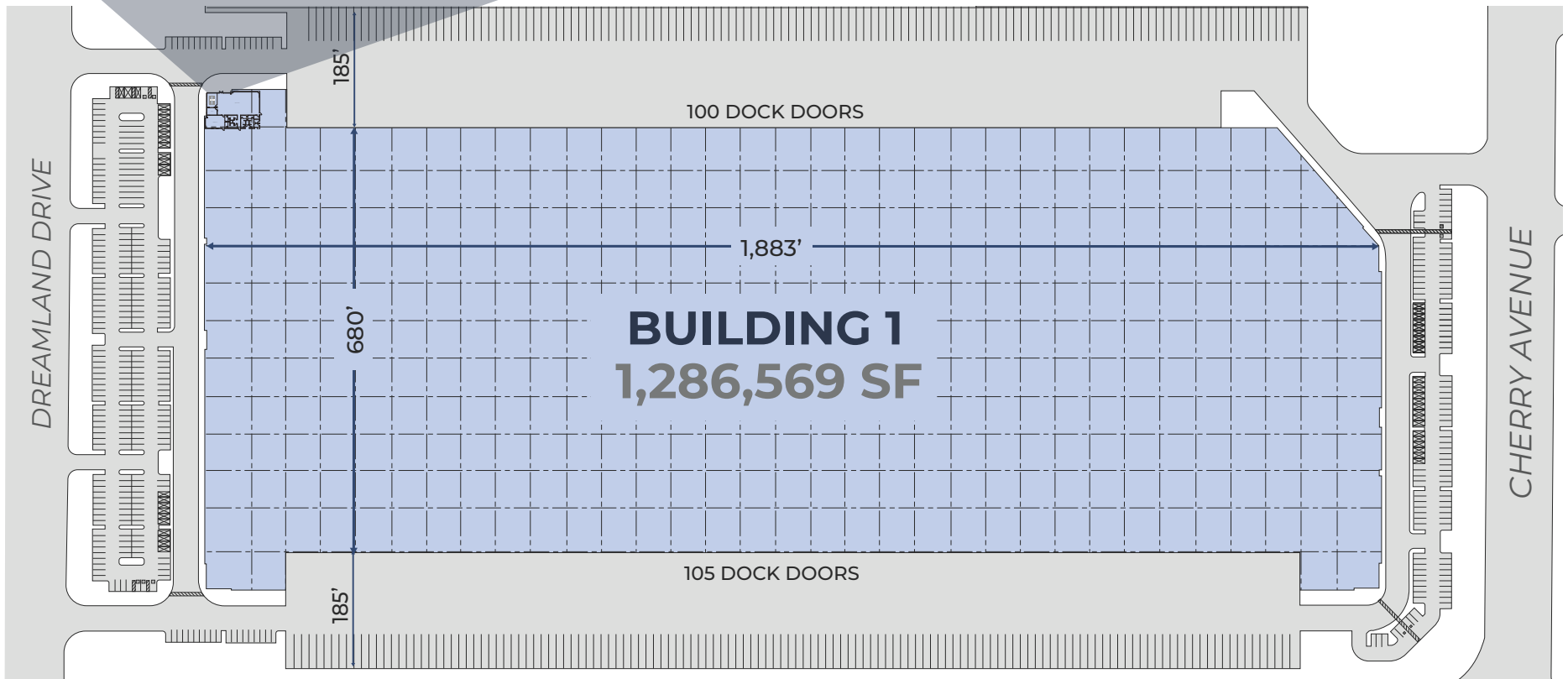
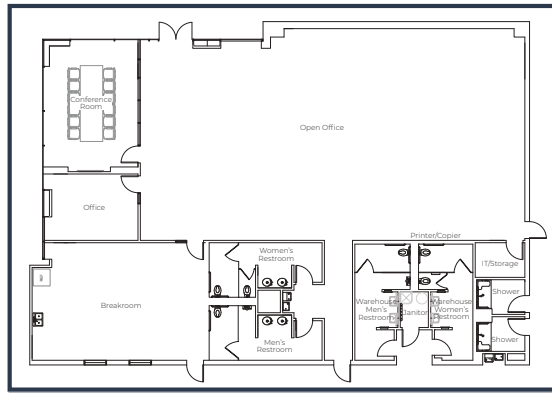
Source: ESRI 2023

# 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

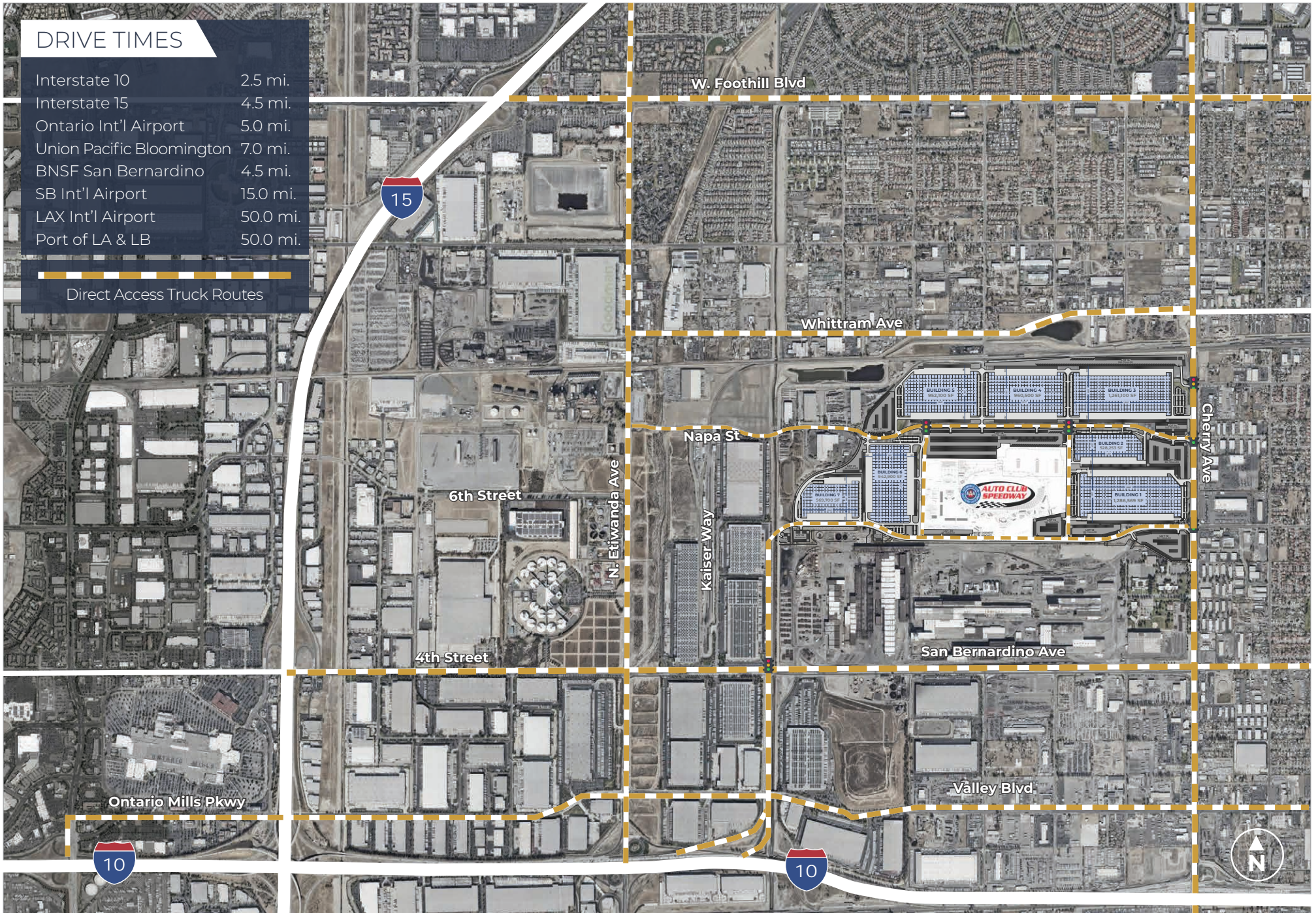




## DRIVE TIMES

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



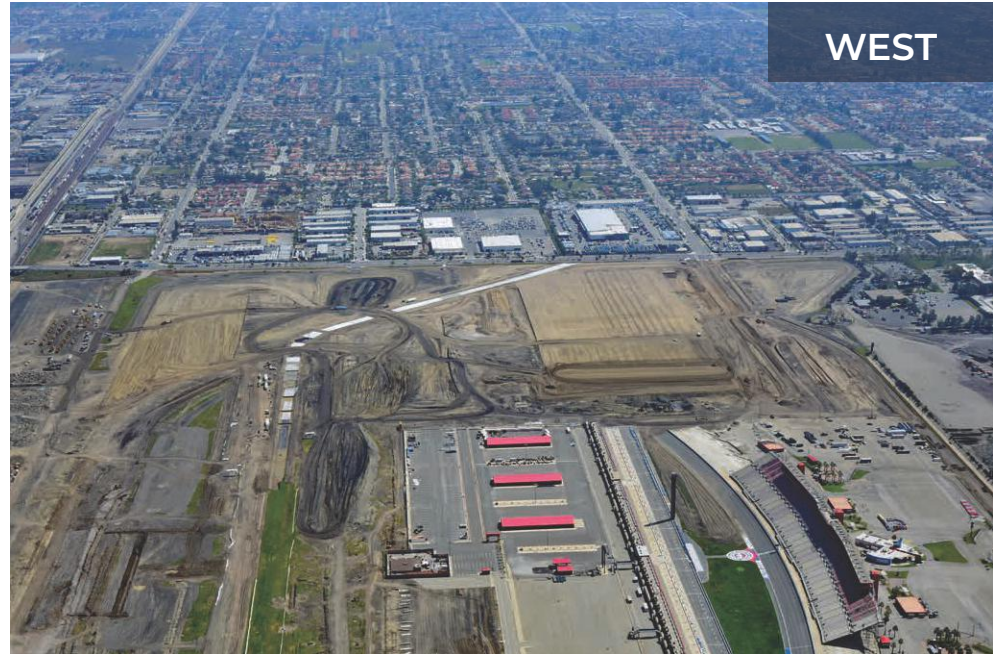
### BUSINESSES

- |                    |                 |                  |                              |                     |
|--------------------|-----------------|------------------|------------------------------|---------------------|
| 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**



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CONSTRUCTION PROGRESS

MARCH 2024

# CONTACT

## DEVELOPMENT



**CBRE** Investment  
Management

### SCOTT MORSE

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## LEASING

**CBRE**

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