

LocustGatewayLogisticsCenter.com

Locust Gateway Logistics Center

2125 W. LOWELL STREET, RIALTO, CA 92377

664,859 sq. ft.
AVAILABLE

82 total
DOCK DOORS

7,713 sq. ft.
TWO-STORY OFFICE AREA

398 total
TRAILER PARKING STALLS

Up to 42'
CLEAR HEIGHT

185 ft.
TRUCK COURT

DELIVERY Q2 2027

Features

A 664,859 sq. ft. building area with 2nd floor office on a 39.89 acre lot.

Efficient operations with 82 dock high doors.

Ample parking with 398 fully paved and lit stalls.

Property is fully fenced and secured.

Two entryways from West Lowell St. and North Locust Ave.



WHO WE ARE

More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.

74M+

square feet of logistics space

550+

warehouse, distribution and cold storage properties

90M+

square foot development pipeline



Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



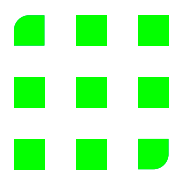
Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



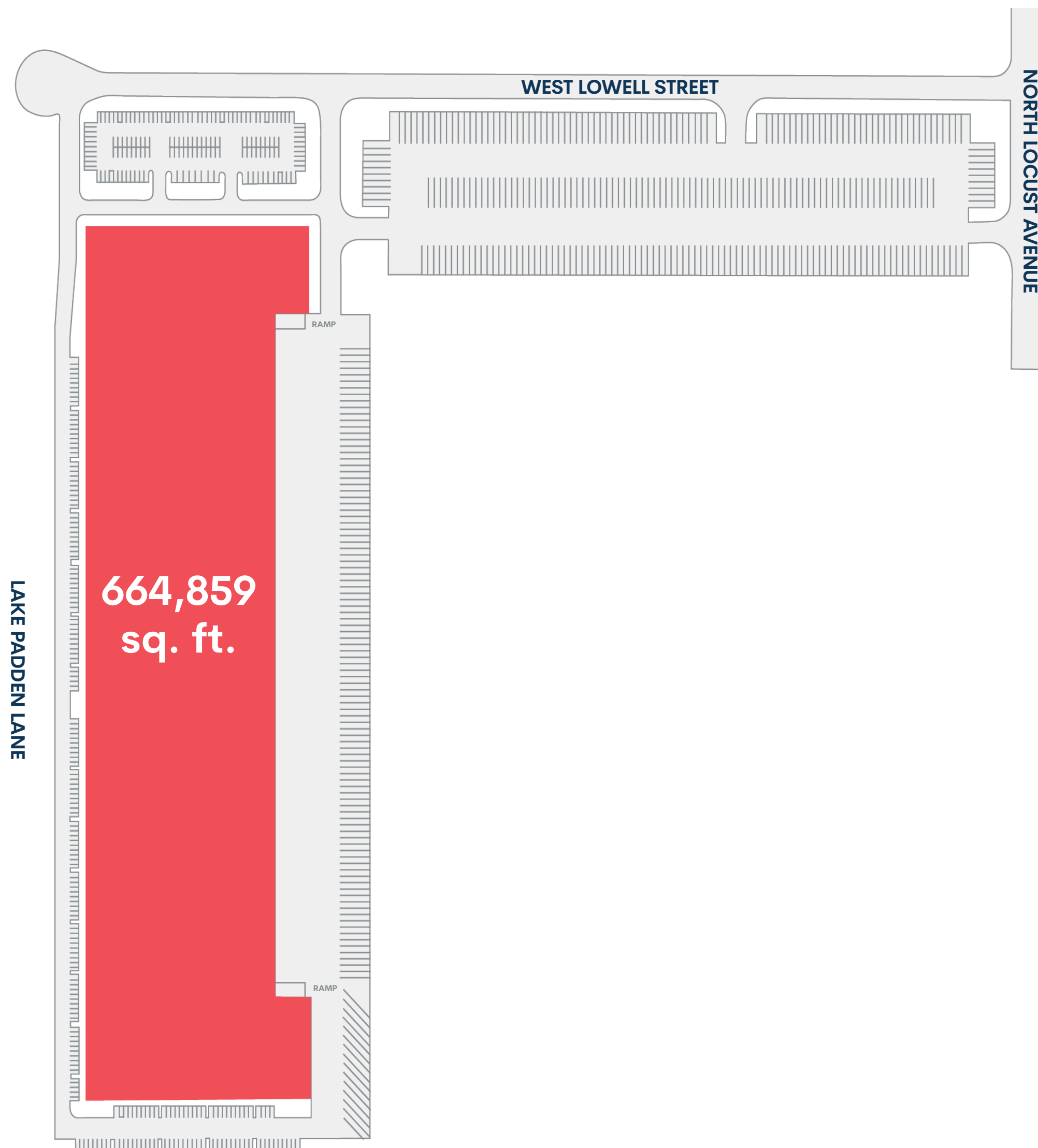
Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.



Building Specifications

Building Size	664,859 sq. ft.
Acres	39.89
Office Space	±7,713 sq. ft.
Clear Height	42'
Dimensions	388' x 1,641'
Column Spacing	60' x 58' (typical)
Dock Doors	82 (9' x 10')
Drive-ins	2 (12' x 14')
Truck Court	185'
Trailer Parking	398 stalls
Automobile Parking	365 spaces
Sprinklers	NFPA 13 ESFR
Lighting	LED
Power	4,000 amps UGPS, 480/277 volt, 3-phase (expandable to 8,000 amps)



365
Automobile
Parking

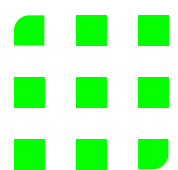
398
Trailer
Parking

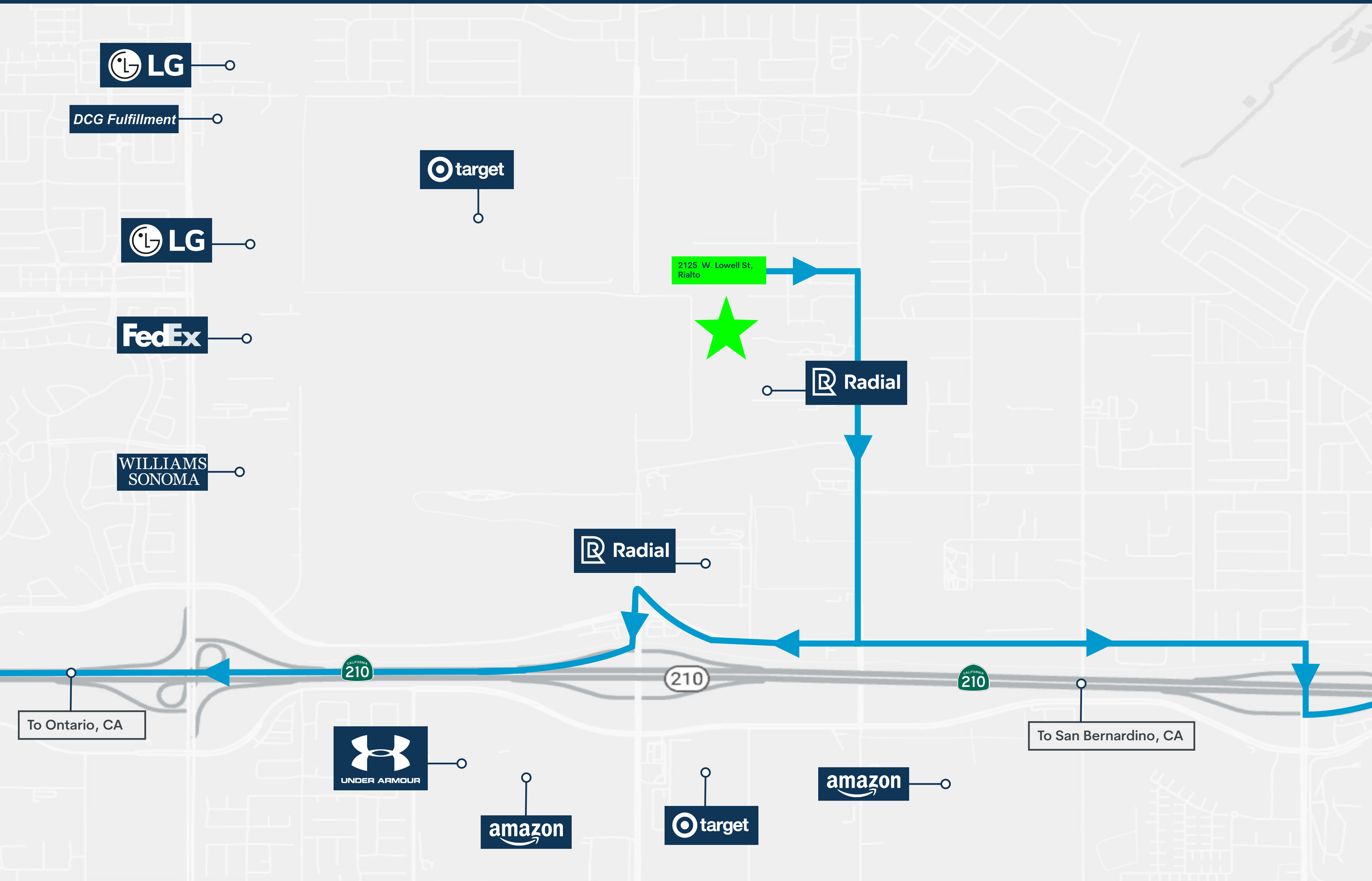
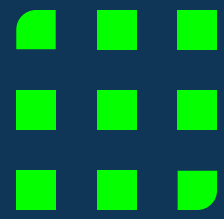
42'
Clear
Height

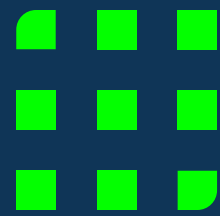
4,000
Amps
Power

82
Dock
Doors

185'
Truck Court
Depth

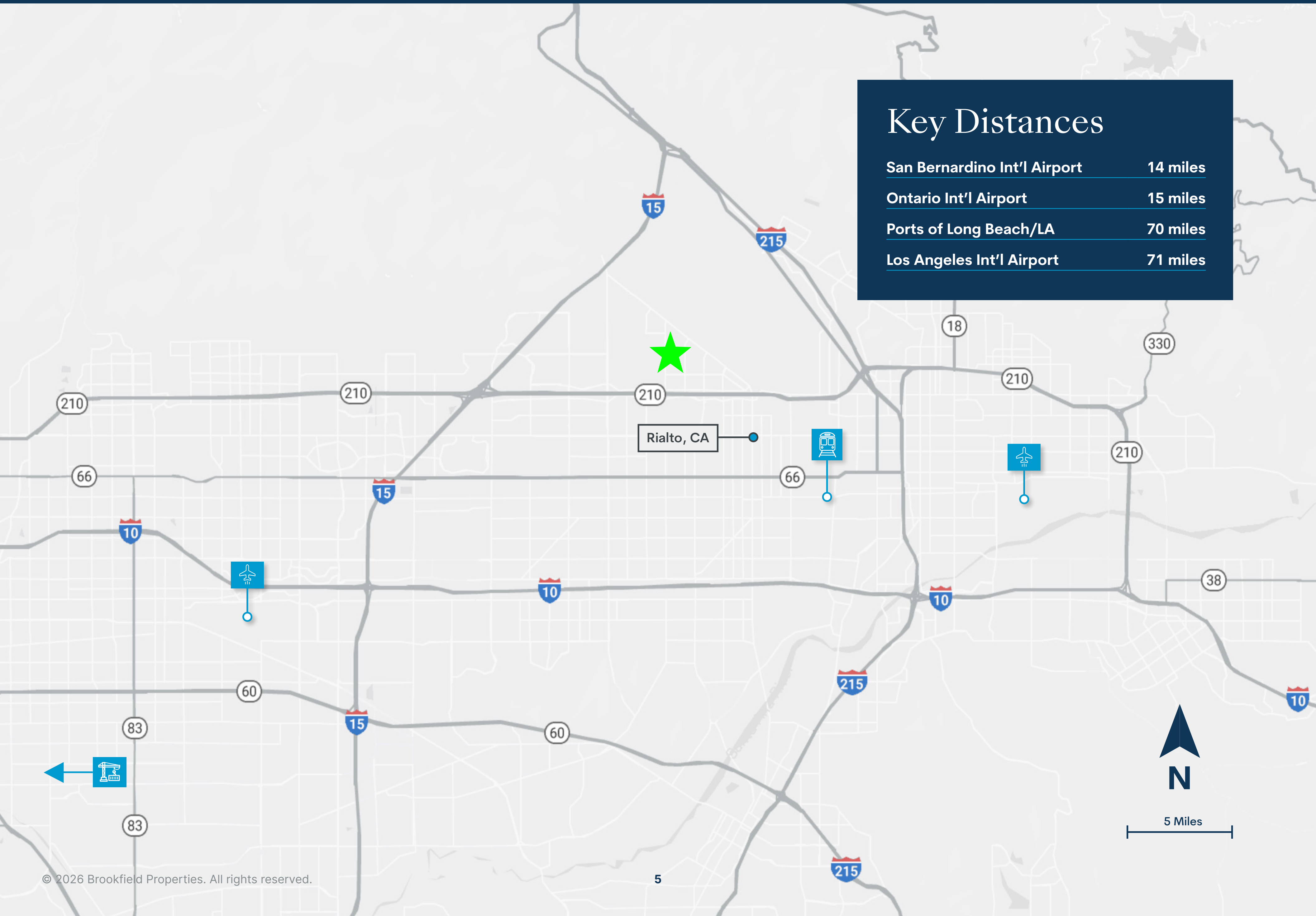






Key Distances

<u>San Bernardino Int'l Airport</u>	<u>14 miles</u>
<u>Ontario Int'l Airport</u>	<u>15 miles</u>
<u>Ports of Long Beach/LA</u>	<u>70 miles</u>
<u>Los Angeles Int'l Airport</u>	<u>71 miles</u>



Innovation that benefits operators

We are shaping the future of global trade with properties optimized for efficiency and designed to enhance the safety of anyone working on or in them. In doing so, our tenants benefit from:

- Up to 75% reduction in utility costs from energy-efficient design features
LED lights, robust insulation, and white roof technology
- Electric vehicle charging stations
- Safer vertical access design to lower the risk of severe injury from falls
- Clerestory windows optimizing natural light, creating a healthier working environment

100% LEED

Certified or higher on new development

Up to 75%

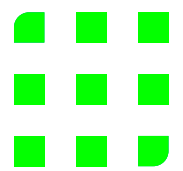
Reduction in utility costs due to efficient design

Net Zero by 2050

Brookfield Properties's commitment to carbon emissions reduction



Sustainability



Locust Gateway Logistics Center

2125 W. LOWELL STREET, RIALTO, CA 92377



Leasing Contacts

Jeff Huberman

562.568.2024

jhuberman@lee-associates.com

DRE #01224138

Tyler Plata

909.373.2948

tplata@lee-assoc.com

DRE # 02083579

Austin Hill

909.373.2732

ahill@lee-assoc.com

DRE # 01921364

Holden Edmondson

909.373.2916

hedmondson@lee-assoc.com

DRE # 02124931

Jeff Smith

909.373.2909

jsmith@lee-assoc.com

DRE # 01186136



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. 3535 Inland Empire Blvd, Ontario, CA 91764 | Corporate ID 00976995

Brookfield Properties

Joonas Partanen

310.765.3232

joonas.partanen@brookfieldproperties.com

Tyler Solomon

404.824.5064

tyler.soloman@brookfieldproperties.com

brookfieldproperties.com/logistics

