

BUILD-TO-SUIT

FOR LEASE
1,045,960 SF

I-15
INDUSTRIAL
PARK BUILDING I



NEC POPLAR ST. & MESA LINDA ST., HESPERIA, CALIFORNIA



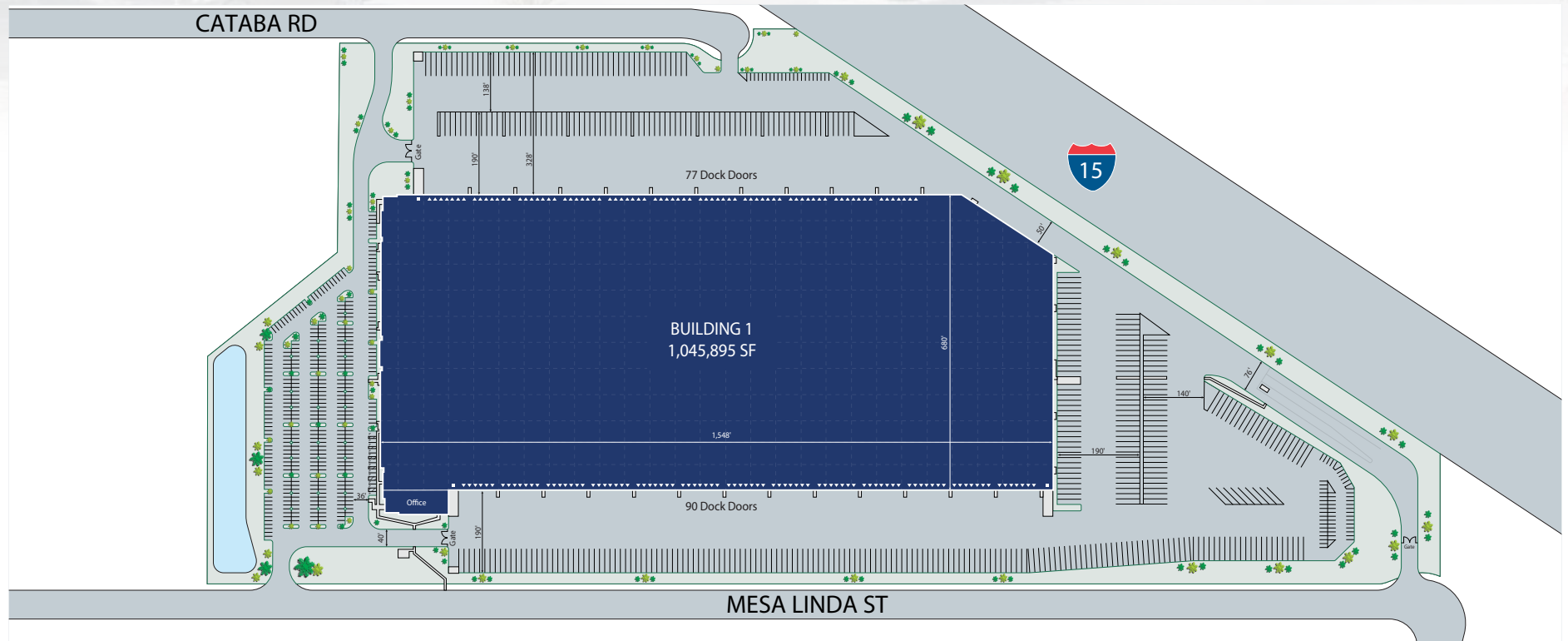
PROPERTY HIGHLIGHTS

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1,045,895 SF
Class 'A' Cross-Dock
Distribution Warehouse

- » 61.29 Acre Site
- » Offices to Suit
- » 167 Dock High Loading Doors
- » 3 Ground Level Loading Doors
- » 42' Minimum Clear Height
- » 680' x 1548' Building Depth
- » 190' and 328' Truck Court Depths
- » 428 Trailer Parking Stalls
- » 479 Car Parking Stalls
- » ESRF Sprinklers
- » 4,000 amps 277/480v (expandable)
- » Excellent Freeway Access



LOCATION HIGHLIGHTS

I-15 FRONTAGE WITH IMMEDIATE I-15 ACCESS

- Close proximity to I-40 which handles more goods movement than any other interstate in the country
- Comparable transportation costs with the Inland Empire East and other growth markets
- Excellent Labor Pool with approximately 80,000 people commuting outside the Inland Empire North/High Desert community for employment; many of whom are already employed in the warehousing and Logistics industry
- The Inland Empire North offers the best home affordability in all of Southern California
- 20 minutes from the planned BNSF 4500 acre intermodal yard in Barstow
- 30 miles from Ontario International Airport
- 60 miles from Port of Los Angeles/Long Beach
- Located outside of the SCAQMD and not subject to the indirect resource rule mandates
- Local dining and other amenities nearby



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TRANSPORTATION

Approximately 40% of a logistics operational cost is associated with the transportation of the goods it warehouses and distributes to its customers. With this in mind the Covington Group has focused on developing sites in the Inland Empire North with immediate access to major interstates.

Given that outbound transportation makes up 2/3 of a logistics operation's overall transportation costs, the project is well located due to its proximity to the I-15 (3-minutes), which serves much of the western and mountain states, I-40 (30-minutes) which handles more goods movement than any other major interstate in the U.S. and I-10 (30-minutes) which serves much of the southwest and southeastern population centers.

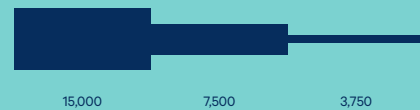


US TRUCK TRANSPORTATION FLOW MAP

STATE TO STATE FLOWS (TONS/YEAR)

- 0 – 1,000,000
- 1,000,001 – 5,000,000
- 5,000,001 – 10,000,000
- More than 10,000,000

VOLUME SCALE (FAF TRUCKS/DAY)



Note: Major flows include domestic and international freight moving by truck on highway segments with more than twenty five FAF trucks per day and between places typically more than fifty miles apart.

Source: US Department of Transportation, Federal Highway Administration, Office of Freight Management and Operations, Freight Analysis Framework



SUSTAINABILITY

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The Covington Group has incorporated sustainability and better stewardship of the environment into the planning of this project from its inception.

The project will be constructed following strict guidelines to minimize greenhouse gas and other airborne pollutants. Covington is committed to providing its tenants site attributes and building features that will support their ESG goals.

The I-15 Industrial Park project includes the following:

- Roof structure upgrades that maximize that maximize the potential or rooftop solar power generation
- Increased Electric Vehicle Charging Stations for autos and yard equipment
- Infrastructure for future heavy duty truck charging stations
- Enhanced HVAC systems for optimal employee safety and comfort
- LED lighting throughout the building and site
- Drought tolerant landscaping



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