# IE NORTH
## COMMERCE CENTER

THE FUTURE OF THE IE NORTH

**4 BUILDING** BTS CAMPUS

**241 ACRES** | 528K-1.5M SF AVAILABLE

**ONLY FREEWAY FRONTAGE** IN THE MARKET




- LOCATED IN **APPLE VALLEY, CA**
- **FULLY** ENTITLED
- DELIVERY BY **Q4 2027**
- **40 MILES** NORTH OF THE IE
- DIRECT EXPOSURE TO **312,000 VEHICLES** PER DAY

**CLICK TO VIEW WEBSITE**

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KBCADVISORS

# ±3.8M SF
# OF POSSIBILITIES

INGRESS →
EGRESS ←

## BTS OPTION 1
2,438,300 Total SF




## BTS OPTION 2
1,864,800 Total SF




## BTS OPTION 3
1,480,000 Total SF




## BTS OPTION 4
3,803,800 Total SF




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# BUILD-TO-SUIT OPPORTUNITIES
## TAILORED TO YOUR NEEDS

## BTS OPTION 1

| | BUILDING 1 | BUILDING 2 |
|---|---|---|
| SIZE SF | 528,300 | 1,222,800 |
| ACREAGE | 29 | 67 |
| OFFICE | TO SUIT | TO SUIT |
| DOCK DOORS | 68 | 193 |
| DRIVE- IN DOORS | 2 | 2 |
| CLEAR HEIGHT | UP TO 42' | UP TO 42' |
| BAY SPACING | 56'X60' | 56'X60' |
| BUILDING DEPTH | 400' | 670' |
| TRUCK COURT DEPTH | 185' | 185' |
| TRAILER STALLS | 96 | 373 |
| POWER | 4,000 AMPS (EXPANDABLE TO 8,000 AMPS) | 8,000 AMPS (EXPANDABLE TO 12,000 AMPS) |
| AUTO STALLS | 221 | 360 |

| | BUILDING 3 |
|---|---|
| SIZE SF | 687,200 |
| ACREAGE | 40 |
| OFFICE | TO SUIT |
| DOCK DOORS | 95 |
| DRIVE- IN DOORS | 2 |
| CLEAR HEIGHT | UP TO 42' |
| BAY SPACING | 56'X60' |
| BUILDING DEPTH | 620' |
| TRUCK COURT DEPTH | 185' |
| TRAILER STALLS | 249 |
| POWER | 4,000 AMPS (EXPANDABLE TO 8,000 AMPS) |
| AUTO STALLS | 245 |




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# BUILD-TO-SUIT OPPORTUNITIES
## TAILORED TO YOUR NEEDS

### BTS OPTION 2

| | BUILDING 1 | BUILDING 2 |
|---|---|---|
| SIZE SF | 1,244,500 | 620,300 |
| ACREAGE | 102 | 40 |
| DOCK DOORS | 195 | 93 |
| GROUND LEVEL DOORS | 2 | 2 |
| CLEAR HEIGHT | UP TO 42' | UP TO 42' |
| BAY SPACING | 56X'60' | 56'X60' |
| BUILDING DEPTH | 680' | 560' |
| TRUCK COURT DEPTH | 185' | 185' |
| TRAILER STALLS | 1,018 | 203 |
| POWER | 8,000 AMPS (EXPANDABLE TO 12,000 AMPS) | 4,000 AMPS (EXPANDABLE TO 8,000 AMPS) |
| AUTO STALLS | 630 | 220 |




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# BUILD-TO-SUIT OPPORTUNITIES
## TAILORED TO YOUR NEEDS

## BTS OPTION 3

| | BUILDING 1 |
|---|---|
| SIZE SF | 1,480,000 |
| ACREAGE | 142 |
| DOCK DOORS | 244 |
| GROUND LEVEL DOORS | 2 |
| CLEAR HEIGHT | UP TO 42' |
| BAY SPACING | 56X'60' |
| BUILDING DEPTH | 680' |
| TRUCK COURT DEPTH | 240' |
| TRAILER STALLS | 1,630 |
| POWER | 8,000 AMPS (EXPANDABLE TO 12,000 AMPS) |
| AUTO STALLS | 825 |




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# BUILD-TO-SUIT OPPORTUNITIES
## TAILORED TO YOUR NEEDS

### BTS OPTION 4

| | BUILDING 4 |
|---|---|
| SIZE SF | 1,365,000 |
| ACREAGE | 97 |
| DOCK DOORS | 229 |
| GROUND LEVEL DOORS | 2 |
| CLEAR HEIGHT | UP TO 42' |
| BAY SPACING | 56'X60' |
| BUILDING DEPTH | 680' |
| TRUCK COURT DEPTH | 250' |
| TRAILER STALLS | 885 |
| POWER | 8,000 AMPS (EXPANDABLE TO 12,000 AMPS) |
| AUTO STALLS | 550 |




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| DRIVE TIMES TO I-10 / 1-15 INTERCHANGE | |
|---|---|
| BEAUMONT | 37 MINUTES |
| PERRIS | 41 MINUTES |
| BANNING | 45 MINUTES |
| APPLE VALLEY | 49 MINUTES |
| MENIFEE | 52 MINUTES |

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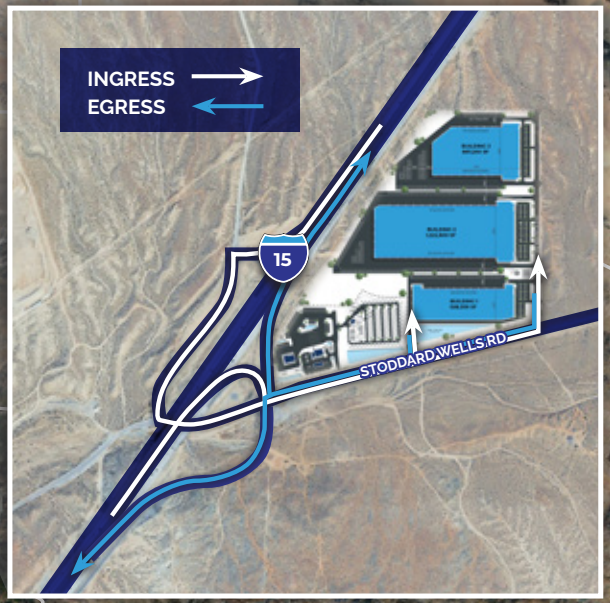
**49 MINUTES*** TO APPLE VALLEY




**37 MINUTES*** TO BEAUMONT

**45 MINUTES*** TO BANNING

**41 MINUTES*** TO PERRIS

**52 MINUTES*** TO MENIFEE

*NON RUSH HR AVERAGE

# WHERE LOGISTICS MEETS BRAND VISIBILITY

**312K**
PER DAY

**9.36M**
PER MONTH

**114M**
PER YEAR

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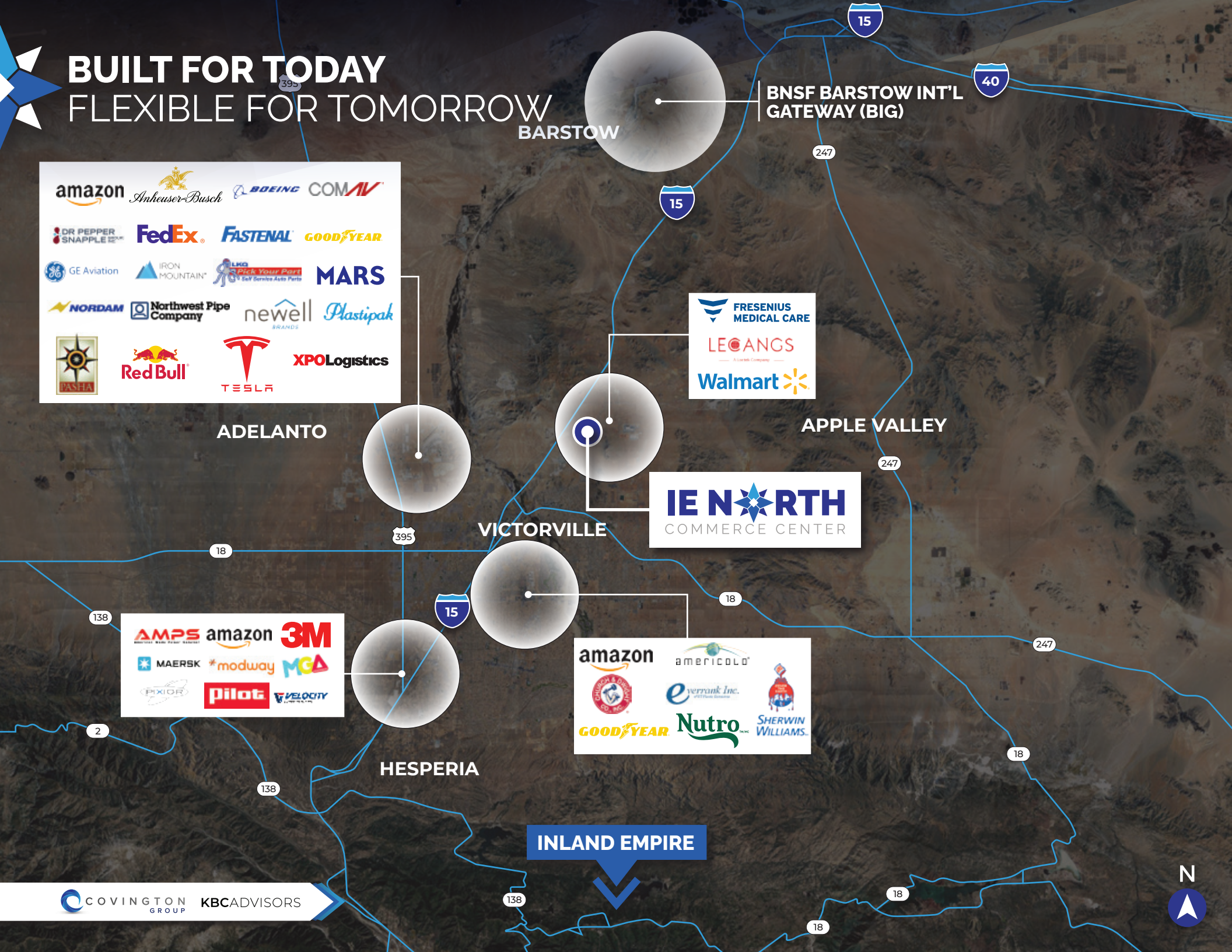
BUILT FOR TODAY
FLEXIBLE FOR TOMORROW
BARSTOW
BNSF BARSTOW INT'L GATEWAY (BIG)
ADELANTO
APPLE VALLEY
FRESENIUS MEDICAL CARE
LEGANGS
Walmart
IE NORTH
COMMERCE CENTER
VICTORVILLE
HESPERIA
INLAND EMPIRE
amazon
Anheuser-Busch
BOEING
COMAV
DR PEPPER SNAPPLE
FedEx
FASTENAL
GOODYEAR
GE Aviation
IRON MOUNTAIN
MARS
NORDAM
Northwest Pipe Company
newell
Plastipak
Red Bull
TESLA
XPOLogistics
AMPS
3M
MAERSK
modway
MGA
pilot
VELOCITY
americold
everrank Inc.
Nutro
SHERWIN WILLIAMS
COVINGTON GROUP
KBCADVISORS
N
15
40
247
395
18
138
2

# WHY IE NORTH COMMERCE CENTER

Located within San Bernardino County, the Town of Apple Valley is an attractive distribution location that is **well positioned to serve not only the Inland Empire but all of Southern California and the greater Southwestern United States via the I-15 and I-10.** The High Desert offers a cost-competitive alternative to infill Southern California industrial markets, providing modern development opportunities, lower operating costs, and access to a growing regional labor base.

Apple Valley is part of the broader Victor Valley region, which includes Apple Valley, Victorville, Hesperia, and Adelanto. Together, these communities form one of the fastest-growing subregions in San Bernardino County, with strong projected population and employment growth driven by logistics, advanced manufacturing, and regional distribution activity.

The Town of Apple Valley continues to actively support business growth through a pro-development approach to economic development, streamlined processes, and coordinated support for new employers and expanding employers.



## A CAMPUS **DESIGNED** FOR WHAT'S NEXT

- 40 miles from core IE and 100 miles from Ports of Los Angeles and Long Beach
- Fortune 500 neighbors: Amazon, Walmart, Goodyear, 3M, GE
- Strong labor metrics
- Significant cost advantage over the Inland Empire (Outside of South Coast AQMD)

IE North Commerce Center is not just space.
It's infrastructure for growth.

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# THE PEOPLE POWER BEHIND YOUR SUCCESS

With a large and growing regional labor pool, a lower cost of living, and access to a stable workforce, the Inland Empire North offers favorable conditions for warehouse and logistics employers seeking long-term operational stability. Victor Valley College, located in nearby Victorville, serves the region with thousands of students annually and provides workforce development programs that support logistics, manufacturing, and skilled trades.

The presence of local training programs and an expanding population base provides employers the ability to recruit, train, and retain a reliable workforce within the Inland Empire North.

## WAREHOUSE WORKERS

AVERAGE EARNINGS (HOURLY) **$19.98**

| DRIVE TIME | 2020 - 2025 INCREASE RES. WORKERS | 2025 RESIDENT WORKERS | 2025 NET COMMUTERS |
|---|---|---|---|
| 30 Min | 10% | 4,763 | -2,724 |
| 45 Min | 8% | 9,271 | -5,802 |

## FORKLIFT DRIVERS

AVERAGE EARNINGS (HOURLY) **$21.88**

| DRIVE TIME | 2020 - 2025 INCREASE RES. WORKERS | 2025 RESIDENT WORKERS | 2025 NET COMMUTERS |
|---|---|---|---|
| 30 Min | 19% | 873 | -620 |
| 45 Min | 17% | 1,649 | -1,251 |

## MANUFACTURERS + ASSEMBLERS

AVERAGE EARNINGS (HOURLY) **$20.01**

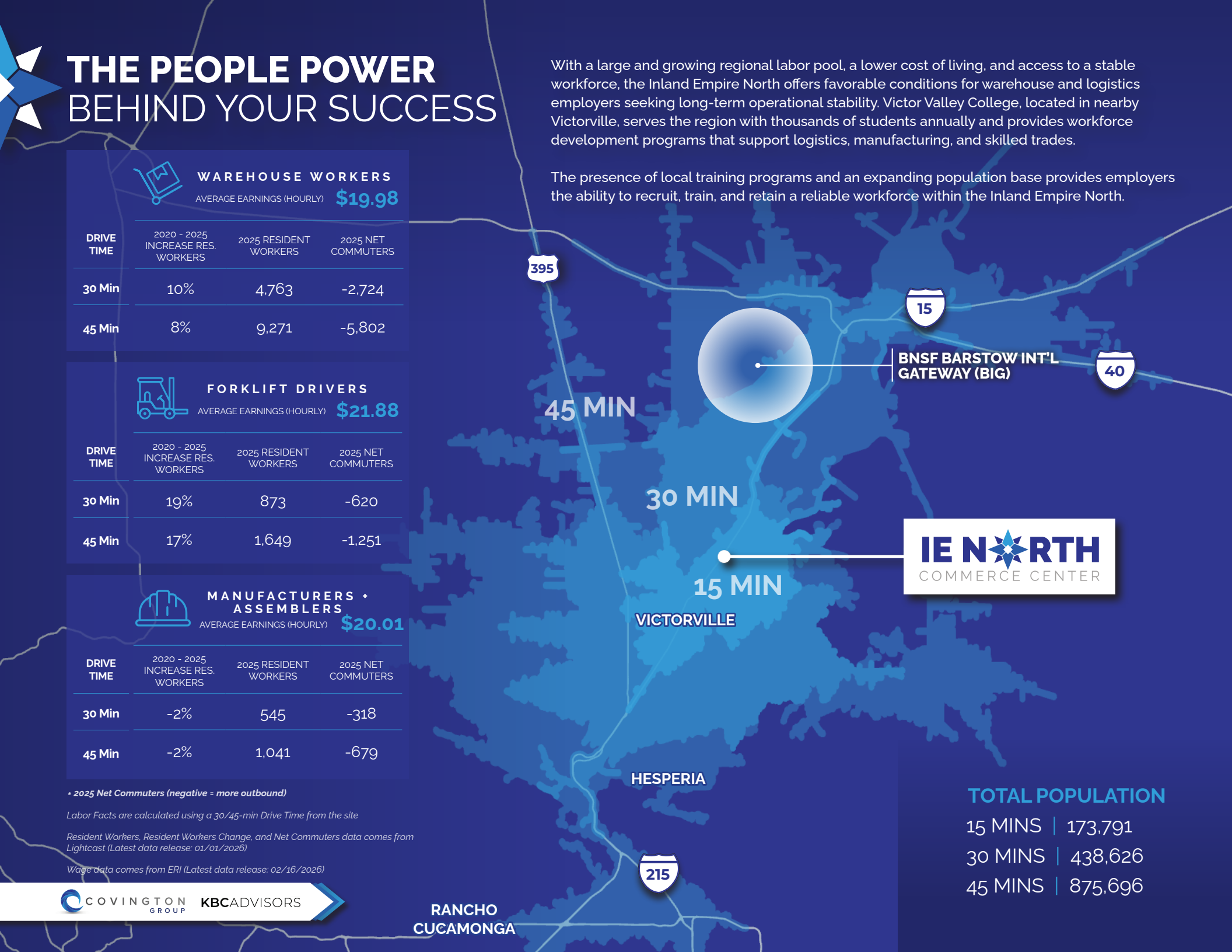
| DRIVE TIME | 2020 - 2025 INCREASE RES. WORKERS | 2025 RESIDENT WORKERS | 2025 NET COMMUTERS |
|---|---|---|---|
| 30 Min | -2% | 545 | -318 |
| 45 Min | -2% | 1,041 | -679 |

** 2025 Net Commuters (negative = more outbound)*

*Labor Facts are calculated using a 30/45-min Drive Time from the site*

*Resident Workers, Resident Workers Change, and Net Commuters data comes from Lightcast (Latest data release: 01/01/2026)*

*Wage data comes from ERI (Latest data release: 02/16/2026)*




## TOTAL POPULATION

15 MINS | 173,791
30 MINS | 438,626
45 MINS | 875,696

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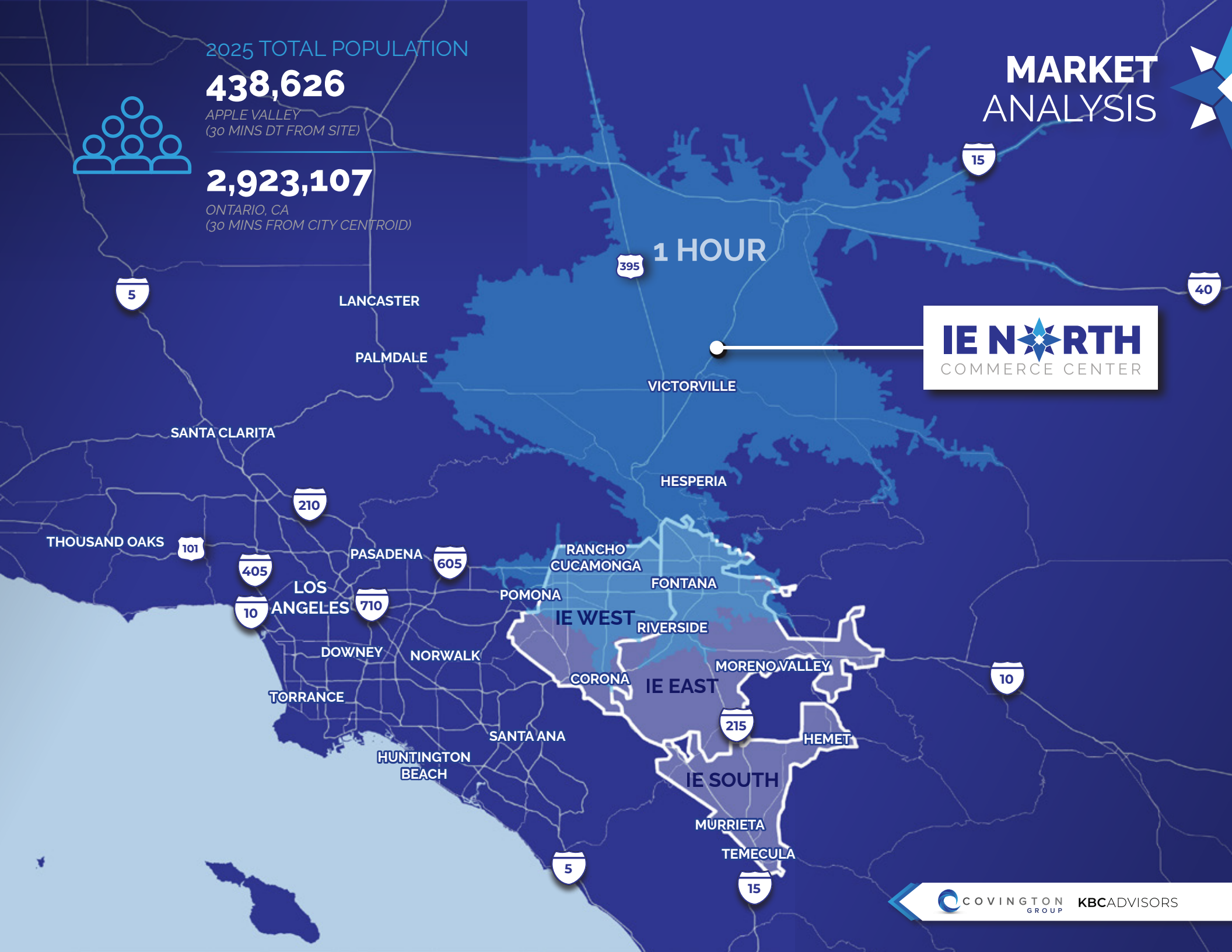
# MARKET ANALYSIS

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# BARSTOW INTERNATIONAL GATEWAY (BIG)
## APPROVED - JUNE 2026




Apple Valley sits in close proximity to the BNSF Barstow International Gateway (BIG), one of the most significant freight infrastructure investments in California history. The Barstow City Council approved the project in June 2026. BIG is a planned 4,500-acre integrated rail facility on the west side of Barstow — a $4 billion private investment and the first facility of its kind developed by a Class I railroad.

The facility will enable the direct transfer of containers from the Ports of Los Angeles and Long Beach via the Alameda Corridor onto BNSF's mainline, positioning Barstow as a major inland processing and redistribution hub for goods moving throughout the United States.

BNSF projects BIG will support approximately 15,000 long-term operational jobs in San Bernardino County and eliminate approximately 205 million truck miles traveled in 2028 - further strengthening the region's position as a strategic distribution hub for Southern California and the broader Southwest.

**$4B+** INVESTMENT

**4,500** ACRES

**4.7M** CONTAINERS ANNUALLY

**15,000** JOBS CREATED

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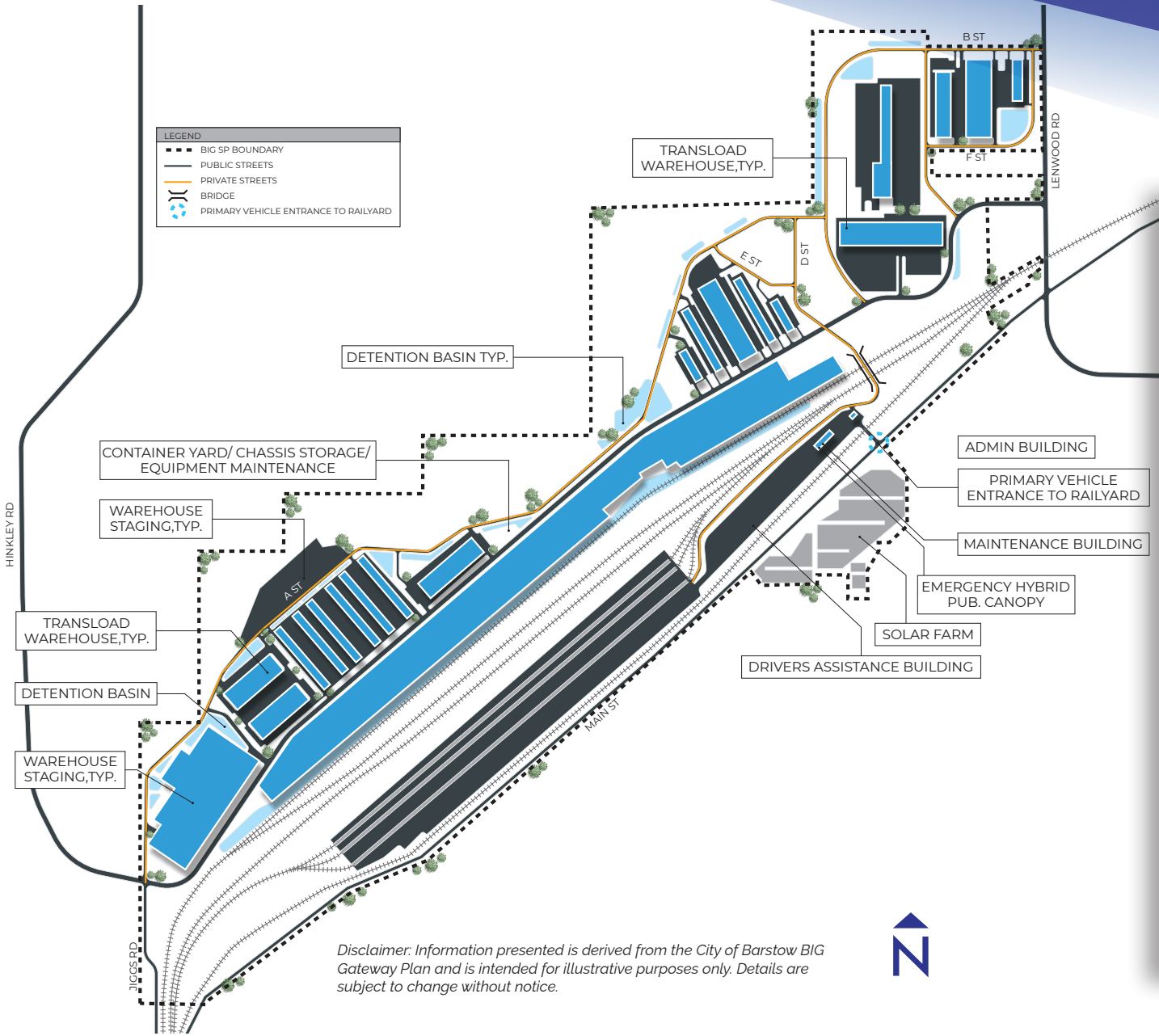
# BARSTOW INTERNATIONAL GATEWAY (BIG) PLAN







*Disclaimer: Information presented is derived from the City of Barstow BIG Gateway Plan and is intended for illustrative purposes only. Details are subject to change without notice.*

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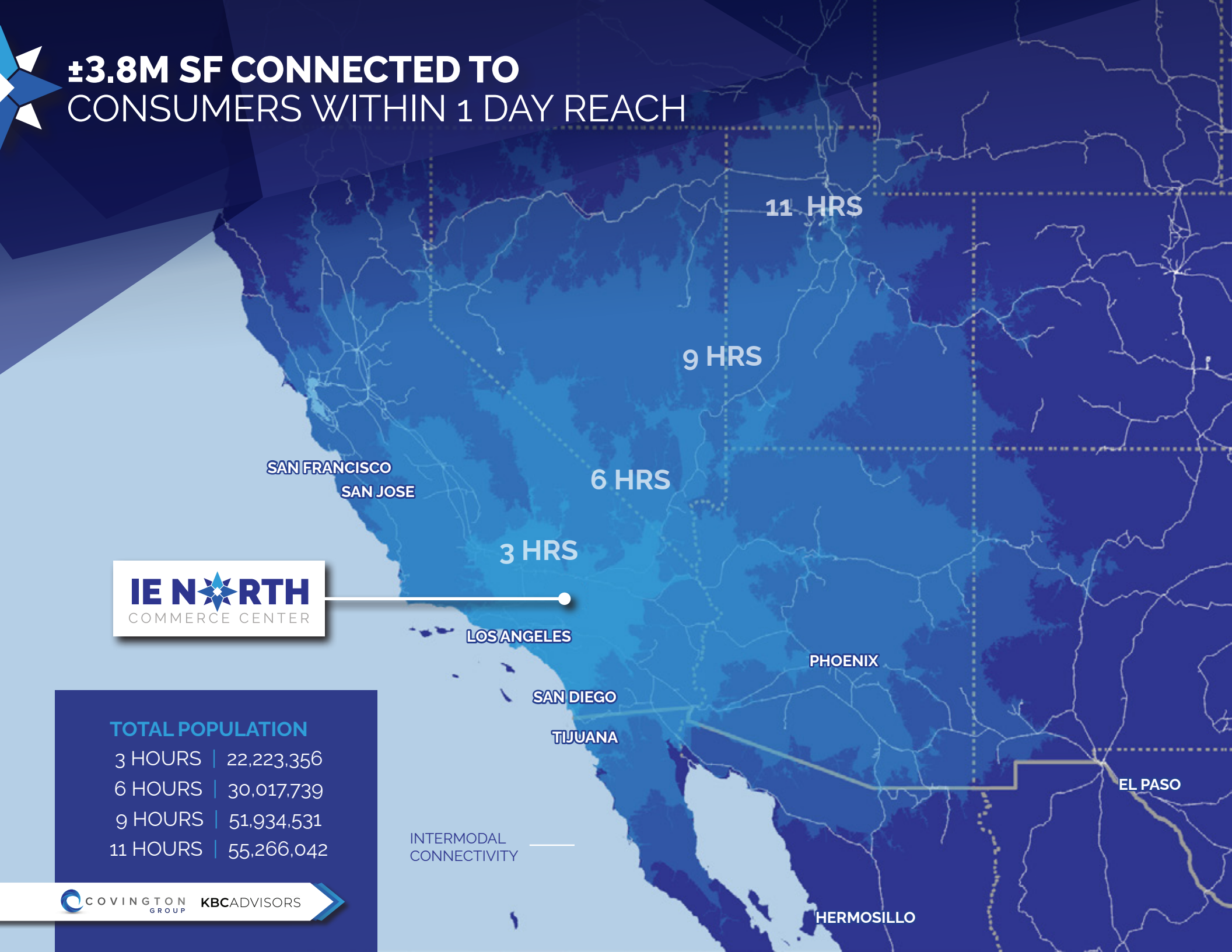
# ±3.8M SF CONNECTED TO CONSUMERS WITHIN 1 DAY REACH




**TOTAL POPULATION**

| | |
|---|---|
| 3 HOURS | 22,223,356 |
| 6 HOURS | 30,017,739 |
| 9 HOURS | 51,934,531 |
| 11 HOURS | 55,266,042 |

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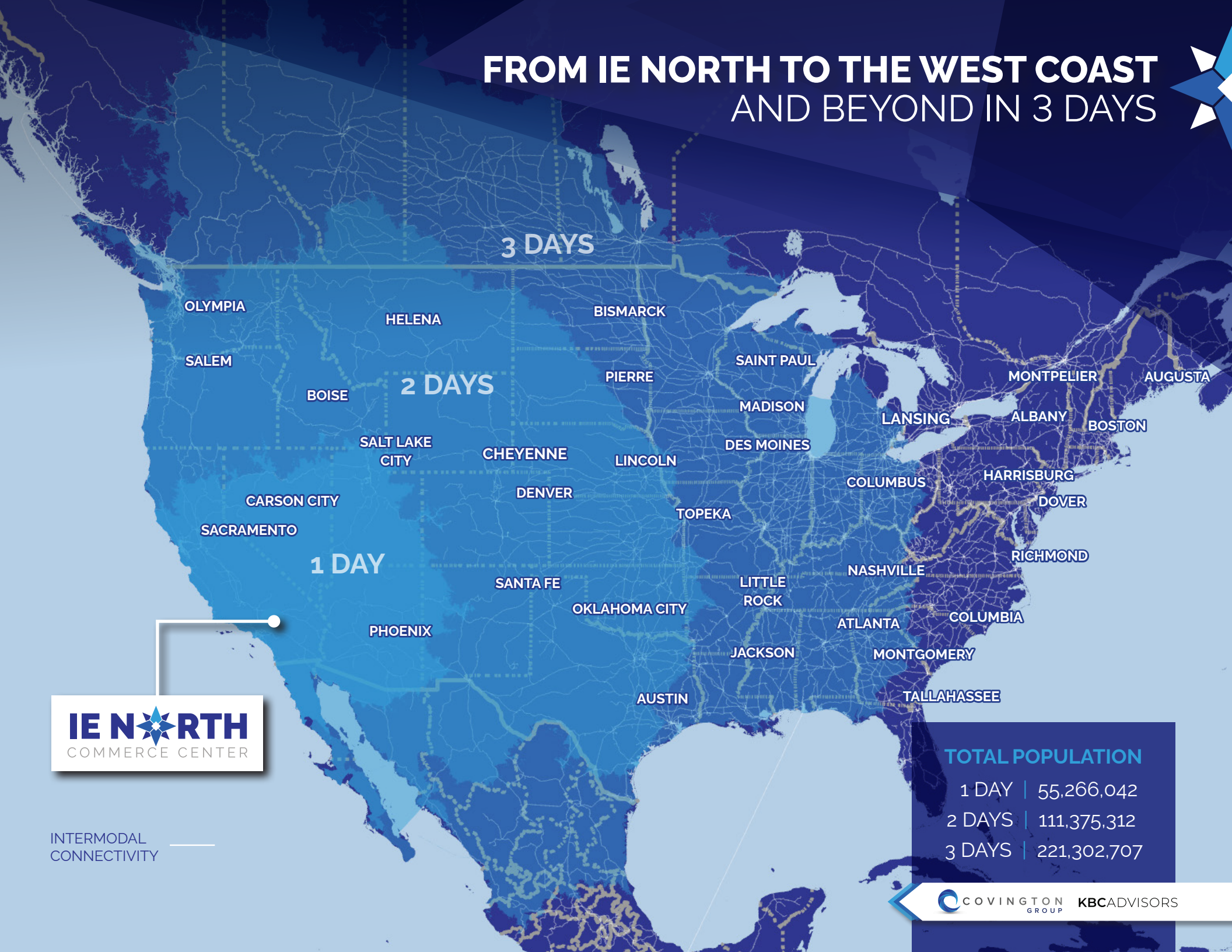
# FROM IE NORTH TO THE WEST COAST
## AND BEYOND IN 3 DAYS




### TOTAL POPULATION

| | |
|---|---|
| 1 DAY | 55,266,042 |
| 2 DAYS | 111,375,312 |
| 3 DAYS | 221,302,707 |

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# IE NORTH
COMMERCE CENTER

# SECURE YOUR POSITION AT IE NORTH COMMERCE CENTER


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