BGRE

Locust Gateway Logistics Center

2125 W. LOWELL STREET, RIALTO, CA 92377

www.LocustGatewayLogisticsCenter.com

Delivery Q2 2027

Features

664,859 sq. ft.
Available

7,713 sq. ft.
Office Area

42’
Clear Height

82 total
Dock Doors

9 acres
For Additional Parking or Material Storage

398 total
Trailer Parking Stalls

185 ft.
Truck Court



BGRE

On the ground.
By your side.

Real estate works better when the people behind it understand your business.

That’s why our teams stay close —to our properties, our markets, and the businesses that operate within them. We bring local knowledge and hands-on operating experience to the relationship, backed by the reach and resources of a global real estate platform.

For you, That means a partner who understands what it takes to keep your operation moving. A team that listens, responds, and works alongside you as your needs change. And access to ideas, capabilities, and experience drawn from a global network.

Because the best real estate relationships aren’t managed from a distance. They’re built on the ground.



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90M+
square feet of logistics space

680+
warehouse, distribution and cold storage properties

83M+
square foot logistics development pipeline

LocustGatewayLogisticsCenter.com

Building Highlights

365 Automobile Parking

398 Total Trailer Parking

42’ Clear Height

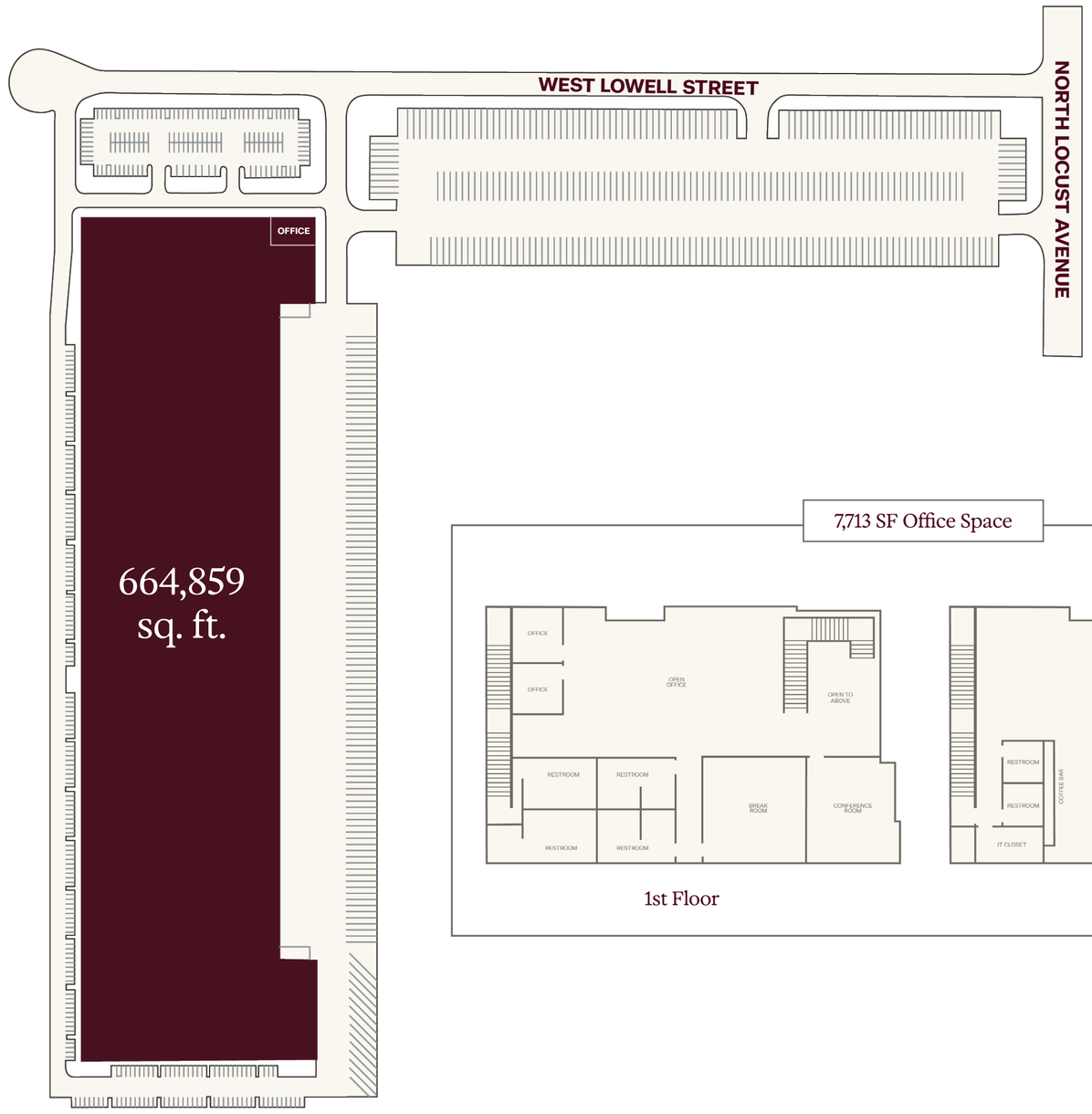
8,000 Amps of Power Possible

82 Dock Doors

185’ Truck Court Depth

Building Specs

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’) doors
Drive-ins	2 (12’ x 14’)
Truck Court Depth	185’
Trailer Parking within Truck Court	112 stalls
Excess Trailer Parking	286 stalls
Total Trailer Parking	**398 stalls**
Automobile Parking	365 spaces
Sprinklers	NFPA 13 ESFR
Power	4,000 amps UGPS, 480/277 volt, 3-phase (expandable to 8,000 amps)



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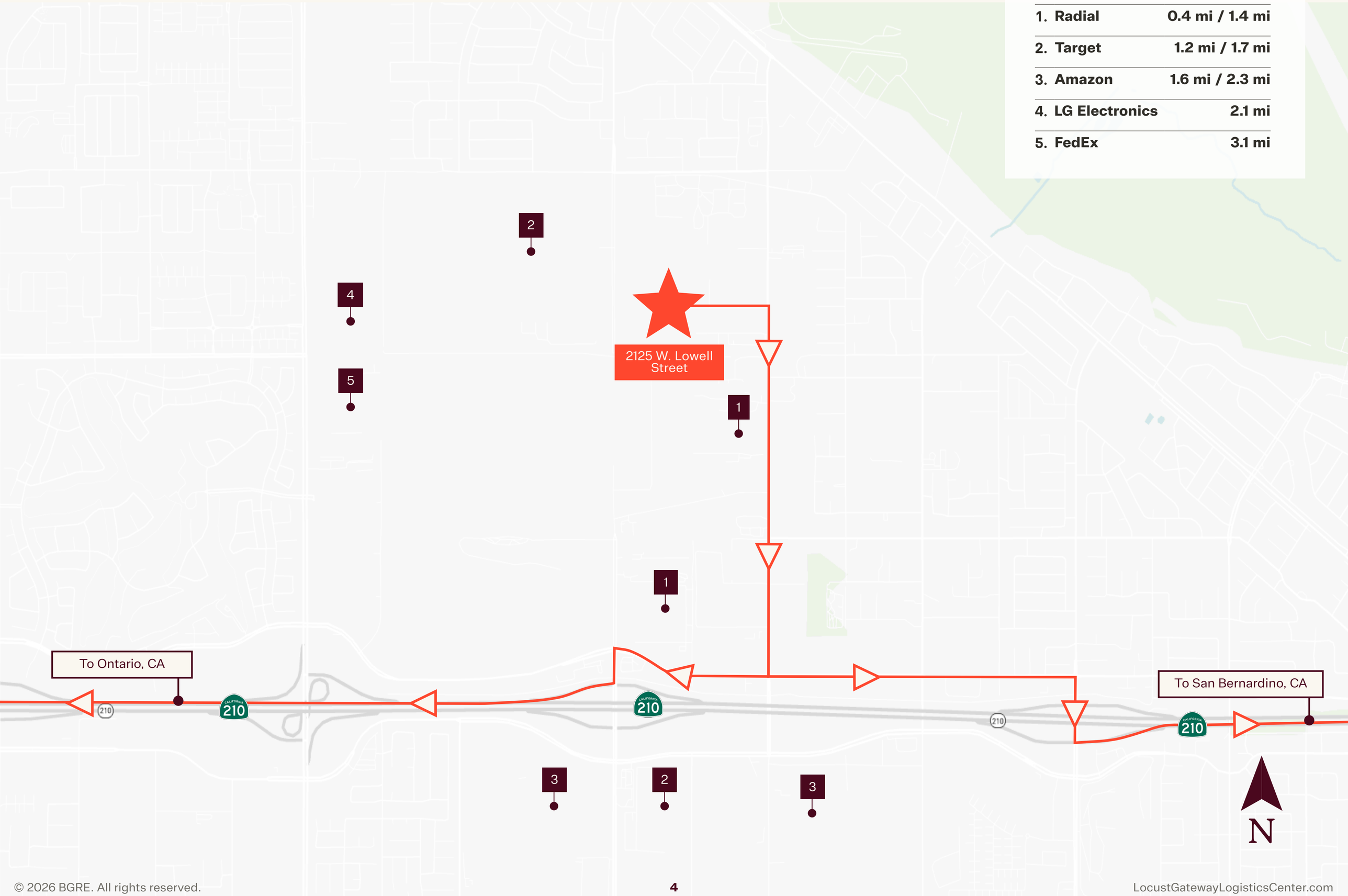
Connectivity & Corporate Neighbors

Key Distances

1. Radial	0.4 mi / 1.4 mi
2. Target	1.2 mi / 1.7 mi
3. Amazon	1.6 mi / 2.3 mi
4. LG Electronics	2.1 mi
5. FedEx	3.1 mi



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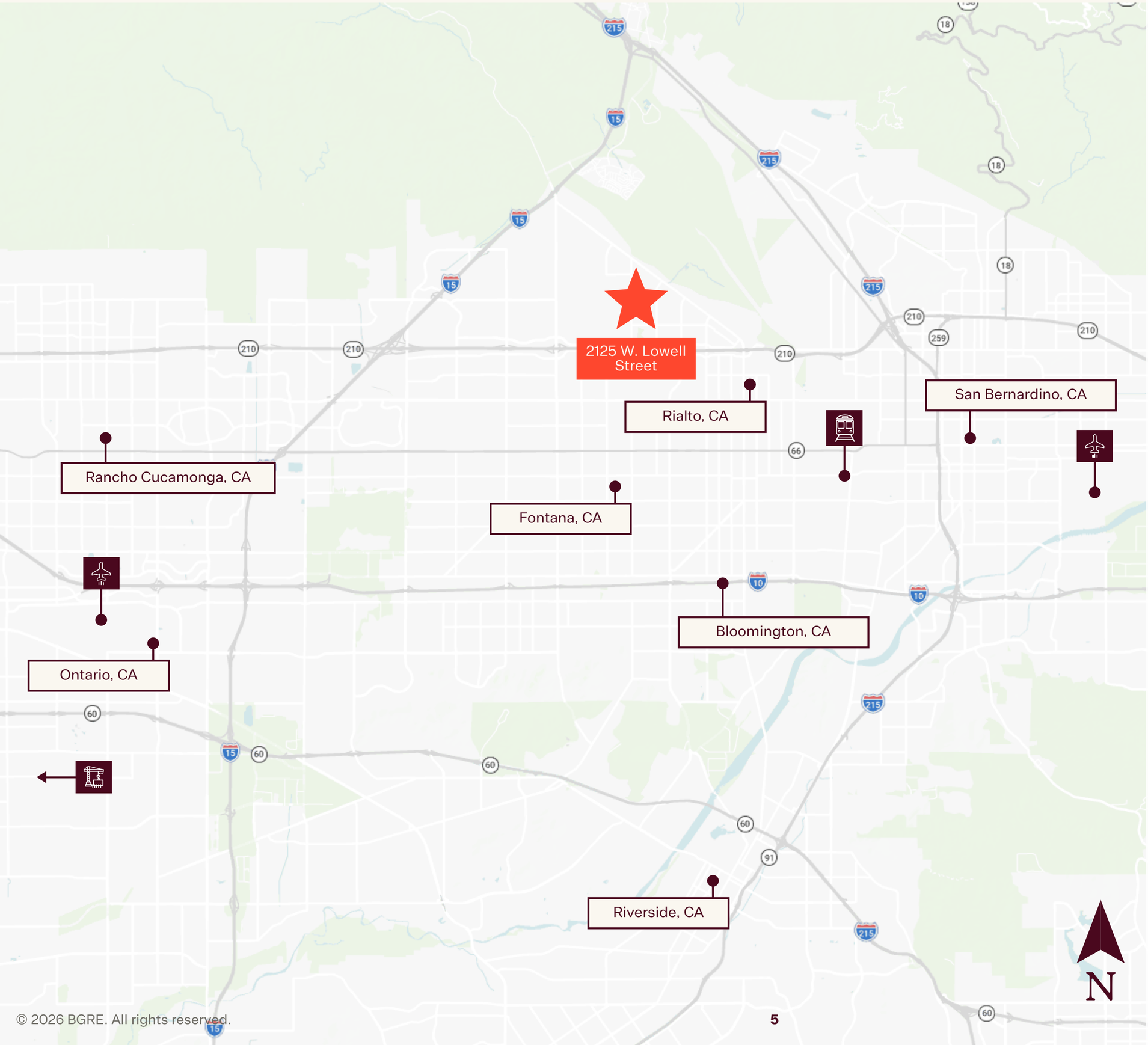
Area Map & Key Distances



Key Distances

San Bernardino Int'l Airport	14 mi
Ontario Int'l Airport	15 mi
Ports of Long Beach / LA	70 mi
Los Angeles Int'l Airport	71 mi

Demographics

Total 2025 Population	106,554
Median Age	32.6
Avg Household Size	3.83
Population Growth in 5 Years	2.5%

Labor

Civilian Labor Force	64.1%
Unemployment Rate	5.4%
High School or Higher	75.8%
Bachelor Degree or Higher	12.6%
Transportation & Warehousing	16.4% of Work Force

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Sustainability that *delivers value.*

The right building design can help reduce and lower the cost of operating your space from day one. We build efficiency into our developments while giving you the flexibility to explore energy solutions tailored to the needs of your business.

- **Lower utility costs.** Energy-efficient systems such as LED lighting and cool roofing can reduce energy use and utility costs.
- **A better place to work.** Natural light and thoughtful design support a safer and more comfortable workplace.
- **Energy, shaped around your needs.** Together, based on your operation and priorities, we can explore renewables, battery storage, EV charging and emerging technologies — supporting what makes sense for your business.
- **Built with the future in mind.** Energy and water data can provide greater visibility into building performance and support ESG reporting, while flexible infrastructure gives your operation room to adapt.

GREEN LEASE LEADER GOLD

LEED GOLD — LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN

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Locust Gateway Logistics Center *at a glance.*

787k+
KWH saved

346.88+
$MTCO^2$ emissions saved

4.15M+
Gallons of water saved

$445k+
Average dollars saved

*Data represents averages compared to non-LEED per year.



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