

[LocustGatewayLogisticsCenter.com](http://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.

Additional 290 trailer parking stalls on ±10 acres of contiguous yard space.

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.



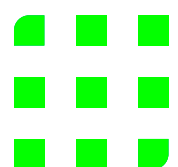
### Making sustainability a reality

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.



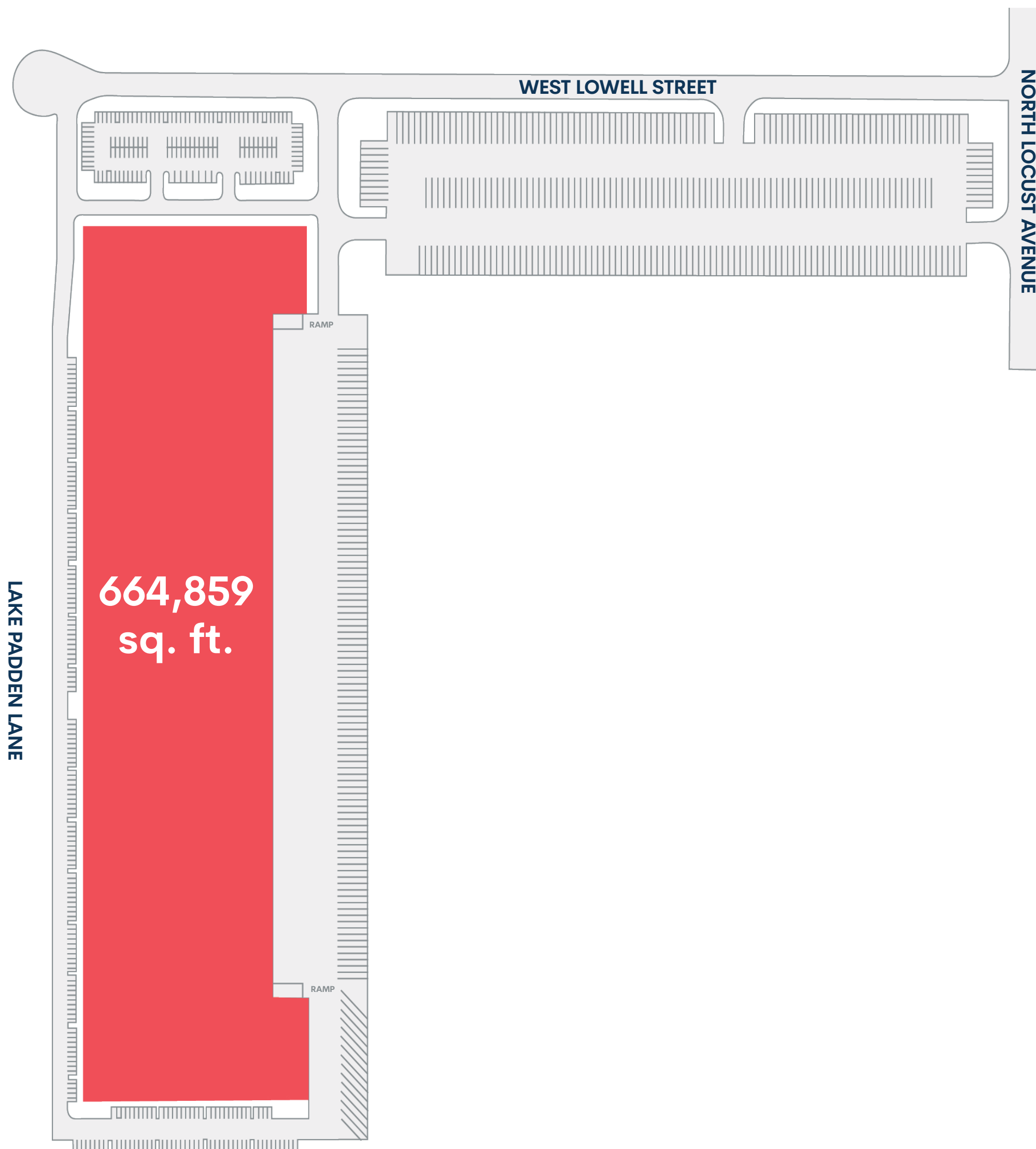
### Culture of innovation

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

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



 **365**  
Automobile  
Parking

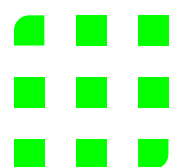
 **398**  
Trailer  
Parking

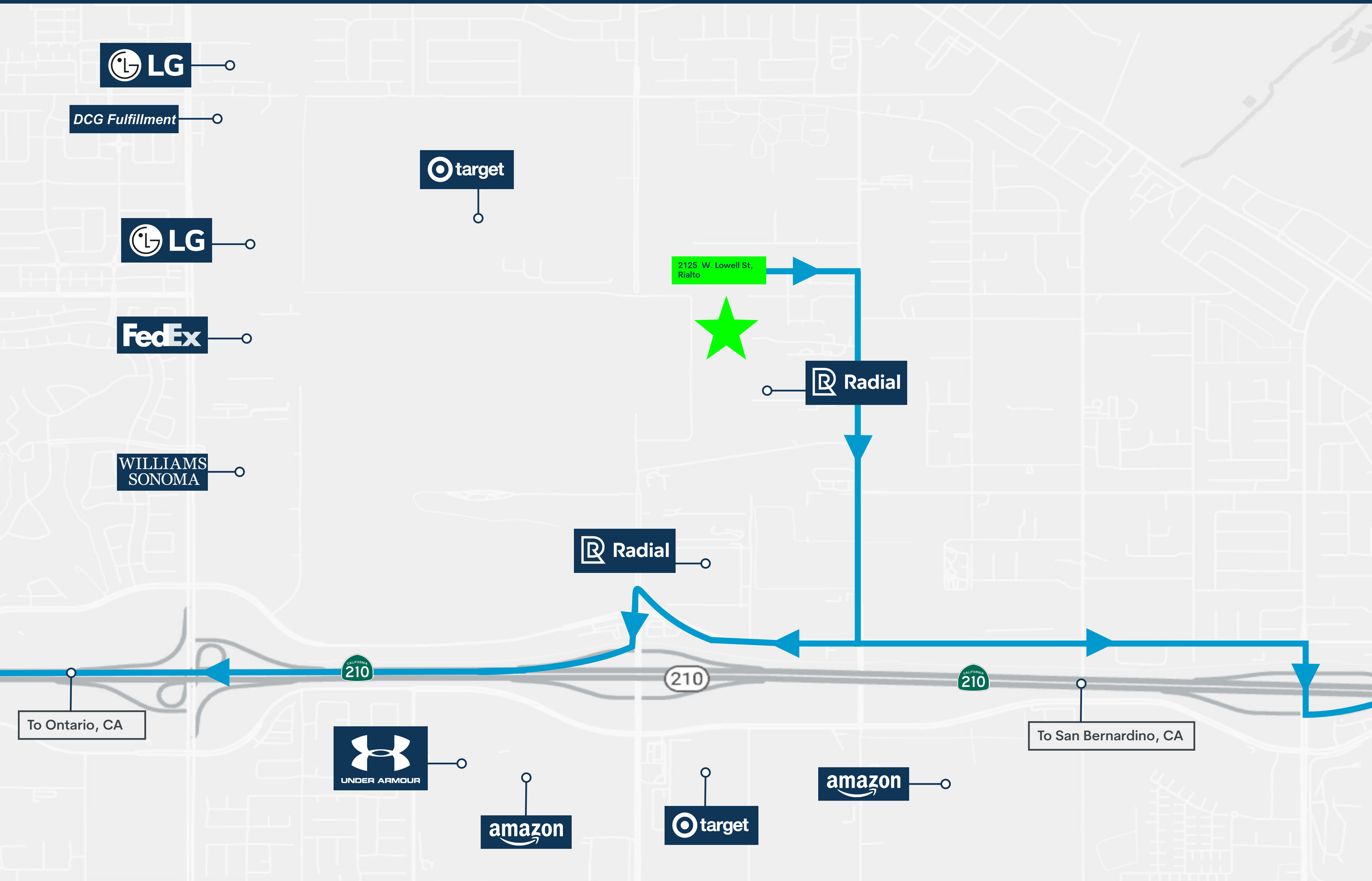
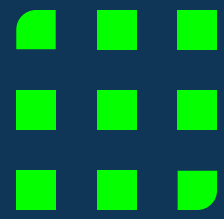
 **42'**  
Clear  
Height

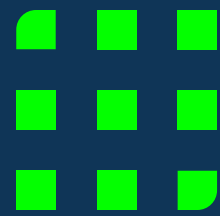
 **8,000**  
Amps  
Possible

 **82**  
Dock  
Doors

 **185'**  
Truck Court  
Depth

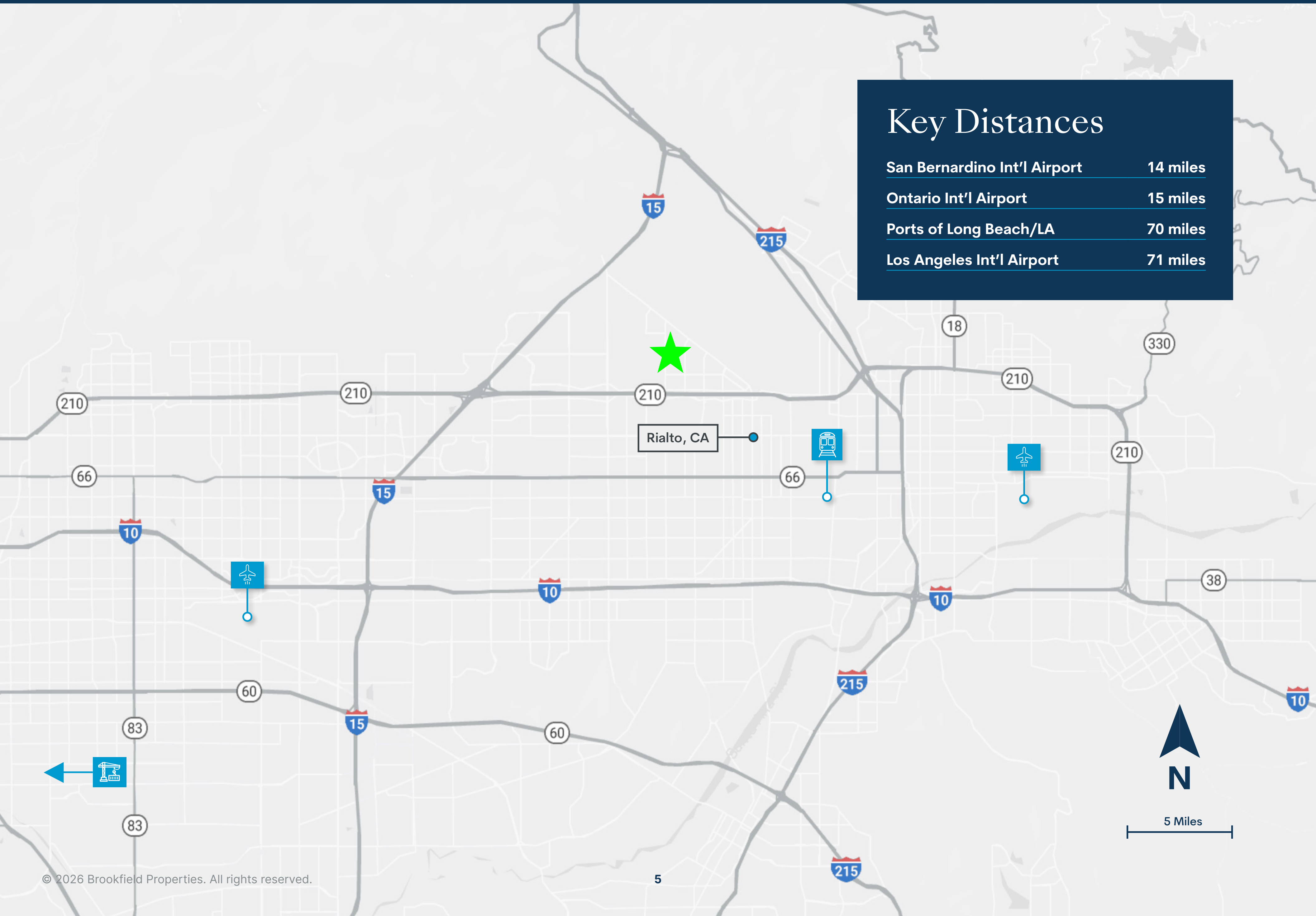






## Key Distances

<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%**

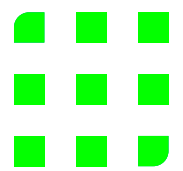
Reduction in utility costs due to efficient design

**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](mailto:jhuberman@lee-associates.com)

DRE #01224138

### Tyler Plata

909.373.2948

[tplata@lee-assoc.com](mailto:tplata@lee-assoc.com)

DRE # 02083579

### Austin Hill

909.373.2732

[ahill@lee-assoc.com](mailto:ahill@lee-assoc.com)

DRE # 01921364

### Holden Edmondson

909.373.2916

[hedmondson@lee-assoc.com](mailto:hedmondson@lee-assoc.com)

DRE # 02124931

### Jeff Smith

909.373.2909

[jsmith@lee-assoc.com](mailto: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](mailto:joonas.partanen@brookfieldproperties.com)

### Tyler Solomon

404.824.5064

[tyler.soloman@brookfieldproperties.com](mailto:tyler.soloman@brookfieldproperties.com)

[brookfieldproperties.com/logistics](https://brookfieldproperties.com/logistics)

