



**AMB PROPERTY CORPORATION**  
Local partner to global trade.™

FOR LEASE OR SALE



## Adelanto Gateway Logistics Center

Finished Lots Up to 120 Acres | Buildings Up to 2.4 Million SF

**SEC Air Expressway & Adelanto Road**

**Adelanto, CA 92301**

[www.adelantogateway.com](http://www.adelantogateway.com)

### Site Features:

- Adjacent to the Southern California Logistics Airport (SCLA) in Victorville, CA and the ±3,500 acre proposed BNSF intermodal rail complex.
- Project totals up to ±7 million square feet of future industrial warehouse space.
- Build to suit opportunities up to ±2.4 million square feet.
- Fully entitled finished lots up to ±120 acres with site infrastructure and utilities in place.
- Located approximately 5 miles west of Interstate 15, 35 miles north of Ontario Intl. Airport and 100 miles from the World Ports of Long Beach and Los Angeles.

### Locator Map



*For additional information, please contact:*

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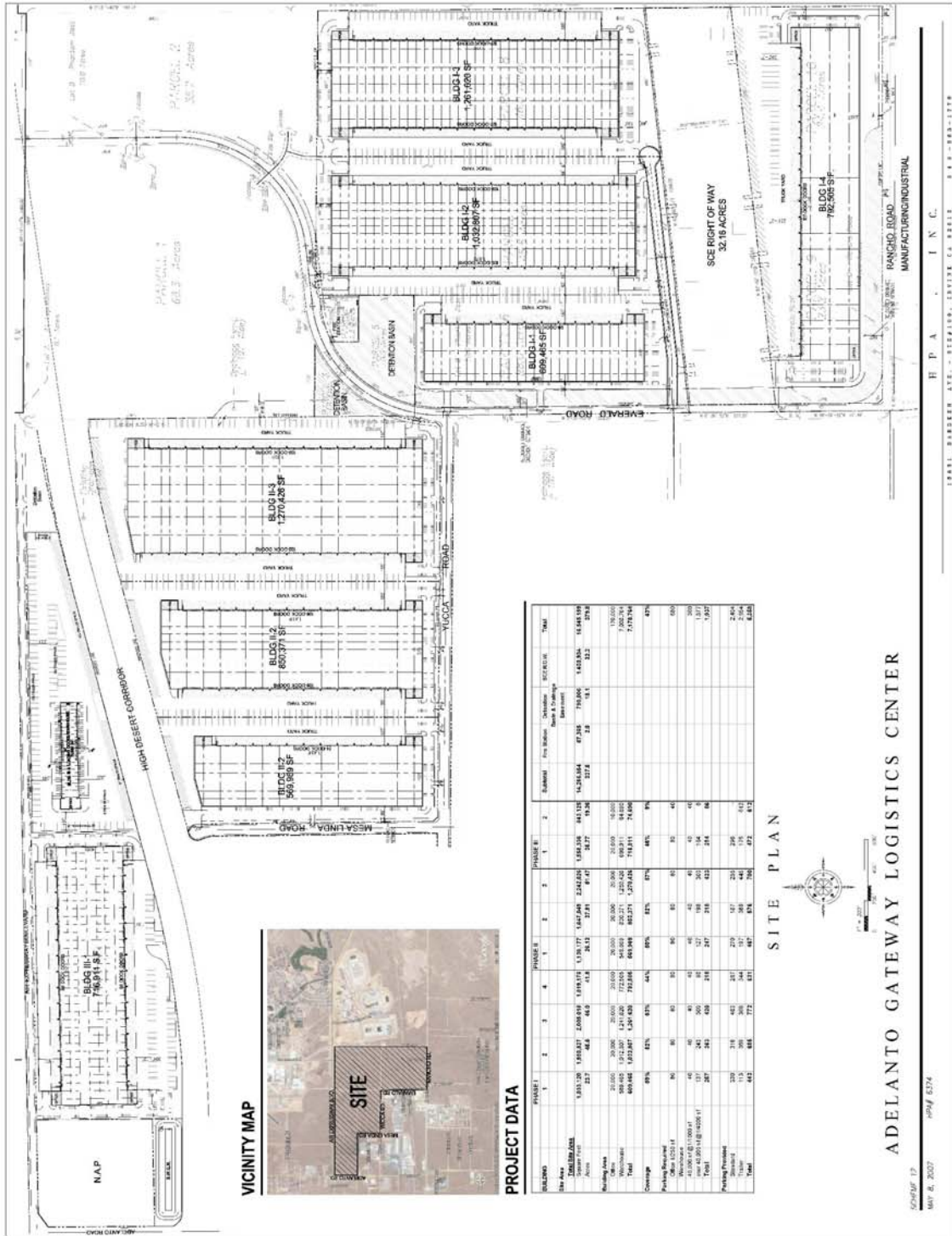




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## Building Site Plan I



### PROJECT DATA

PHASE	PHASE I				PHASE II				PHASE III				TOTAL
	1	2	3	4	1	2	3	4	1	2	3	4	
Site Area (Acres)	1,233.29	1,983.87	2,008.81	1,918.17	1,338.17	1,642.94	2,248.28	1,538.34	1,413.31	1,738.06	1,432.83	1,432.83	14,849.94
Site Area (Sq Ft)	84,200	138,000	140,600	133,000	93,000	113,000	157,000	107,000	98,000	125,000	100,000	100,000	1,050,000
Building Area (Sq Ft)	21,000	30,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	170,000
Warehouse Area (Sq Ft)	18,000	27,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	150,000
Office Area (Sq Ft)	3,000	3,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	20,000
Other Area (Sq Ft)	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	84,200	138,000	140,600	133,000	93,000	113,000	157,000	107,000	98,000	125,000	100,000	100,000	1,050,000
Coverage	89%	82%	83%	84%	89%	82%	87%	86%	89%	82%	82%	82%	82%
Parking Provided	200	300	200	200	200	200	200	200	200	200	200	200	2,000
Other	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	200	300	200	200	200	200	200	200	200	200	200	200	2,000

### SITE PLAN



ADELANTO GATEWAY LOGISTICS CENTER

DATE: 05/12/2007  
PROJECT: 0274

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