

# Yucaipa Logistics Center

33800 COUNTY LINE LANE, YUCAIPA, CA 92320

[yucaipalogisticscenter.com](http://yucaipalogisticscenter.com)

**363,039 sq. ft.**  
AVAILABLE

**34**  
DOCK DOORS

**8,243 sq. ft.**  
OFFICE AREA

**2**  
GROUND LEVEL DOORS

**Up to 36'**  
CLEAR HEIGHT

**ESFR K-25 Heads**  
FIRE SPRINKLERS

**AVAILABLE NOW**

## Features

A 363,039 sq. ft. state of the art building, with 8,243 sq. ft. of 2 story office space.

Efficient operations with 34 dock doors and 2 ground level doors.

Ample parking with 388 fully paved and lit stalls.

I-10 freeway frontage.



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



### 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.



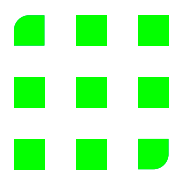
### The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



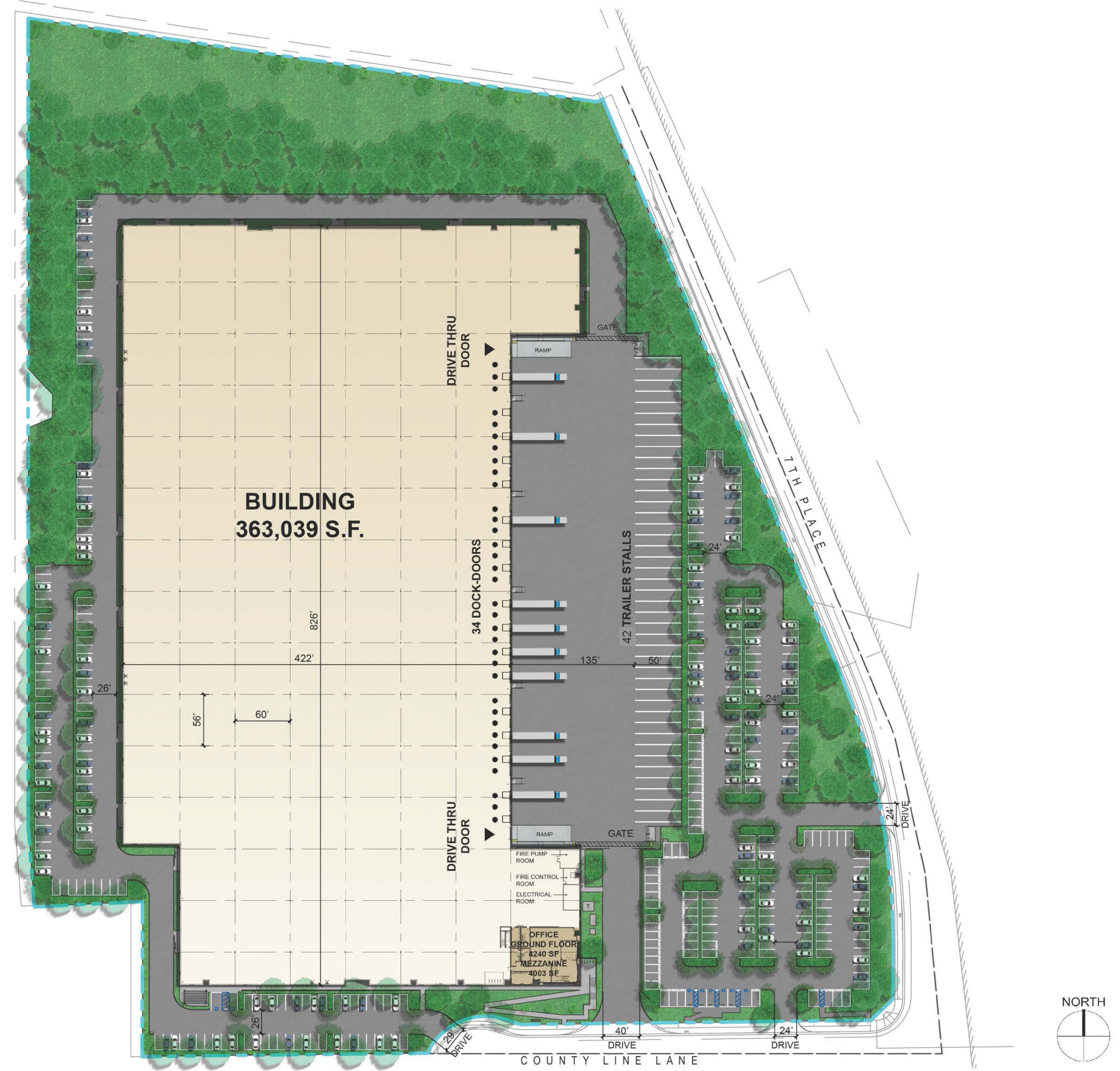
### Culture of innovation

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

Building Size	363,039 sq. ft.
Office Space	±8,243 sq. ft.
Clear Height	36'
Dimensions	422' x 826'
Column Spacing	60' x 56' (typical)
Dock Doors	34 (9' x 10') doors
Drive-ins	2 (12' x 14')
Trailer Parking	42 stalls
Automobile Parking	388 spaces
Sprinklers	ESFR (K-25 Heads @ 40 PSI)
Lighting	Motion-sensored LED
Power	4,000 amps



 **388**  
Automobile Parking

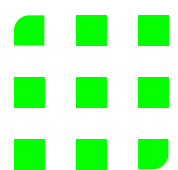
 **42**  
Trailer Parking

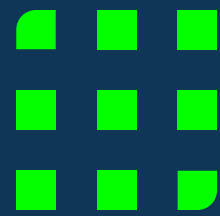
 **36'**  
Clear Height

 **60' x 56'**  
Column Spacing

 **34**  
Dock Doors

 **185'**  
Truck Court Depth

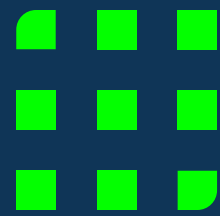




# Connectivity & Corporate Neighbors



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2		5	
3		6	



### Key Distances

Interstate 10	433 feet
Interstate 210	10 miles
60 Freeway	11 miles
Interstate 215	16 miles
San Bernardino International	13 miles
Ontario International Airport	13 miles
San Bernardino Intermodal Yard	20 miles
City of Industry Intermodal Yard	55 miles
John Wayne Airport	63 miles
Ports of Los Angeles & Long Beach	84 miles
LAX	87 miles

# 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
- Building to WELL standards
- Clerestory windows optimizing natural light, creating a healthier  
working environment

## 100% LEED

Certified or higher on new development

## Up to 75%

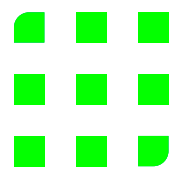
Reduction in utility costs due to efficient design

## Net Zero by 2050

Brookfield Properties's commitment to carbon emissions reduction

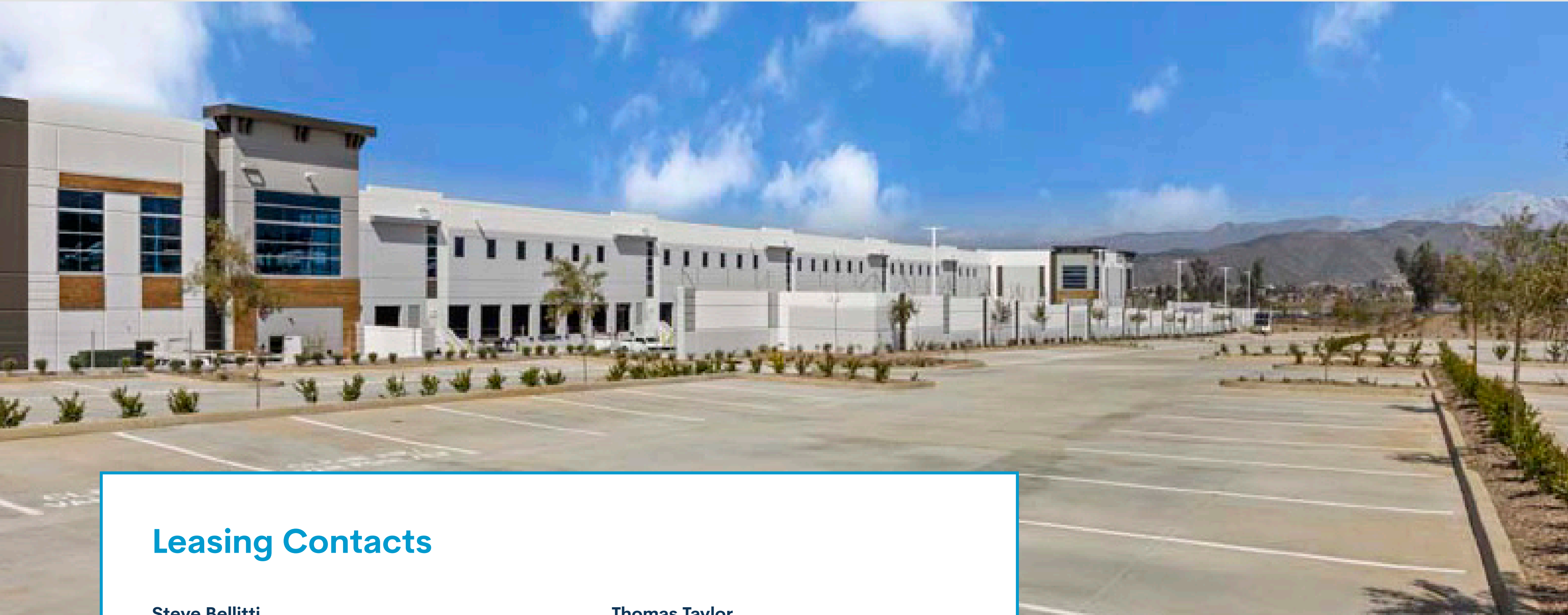


# Sustainability



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