

<https://i-10-logistics-center.cbre-properties.com/>

I-10 Logistics Center

36312 CHERRY VALLEY BLVD, CHERRY VALLEY, CA

814,822 sq. ft.
AVAILABLE

130 total
DOCK DOORS

8,195 SF
OFFICE AREA

4 total
GROUND LEVEL DOORS

40'
CLEAR HEIGHT

271
TRAILER PARKING

BUILT 2024

Features

A 814,822 sq. ft. building on a 55.01 acre lot.

Efficient operations with 4 drive in doors.

Ample parking with 274 auto parking and 271 trailer.

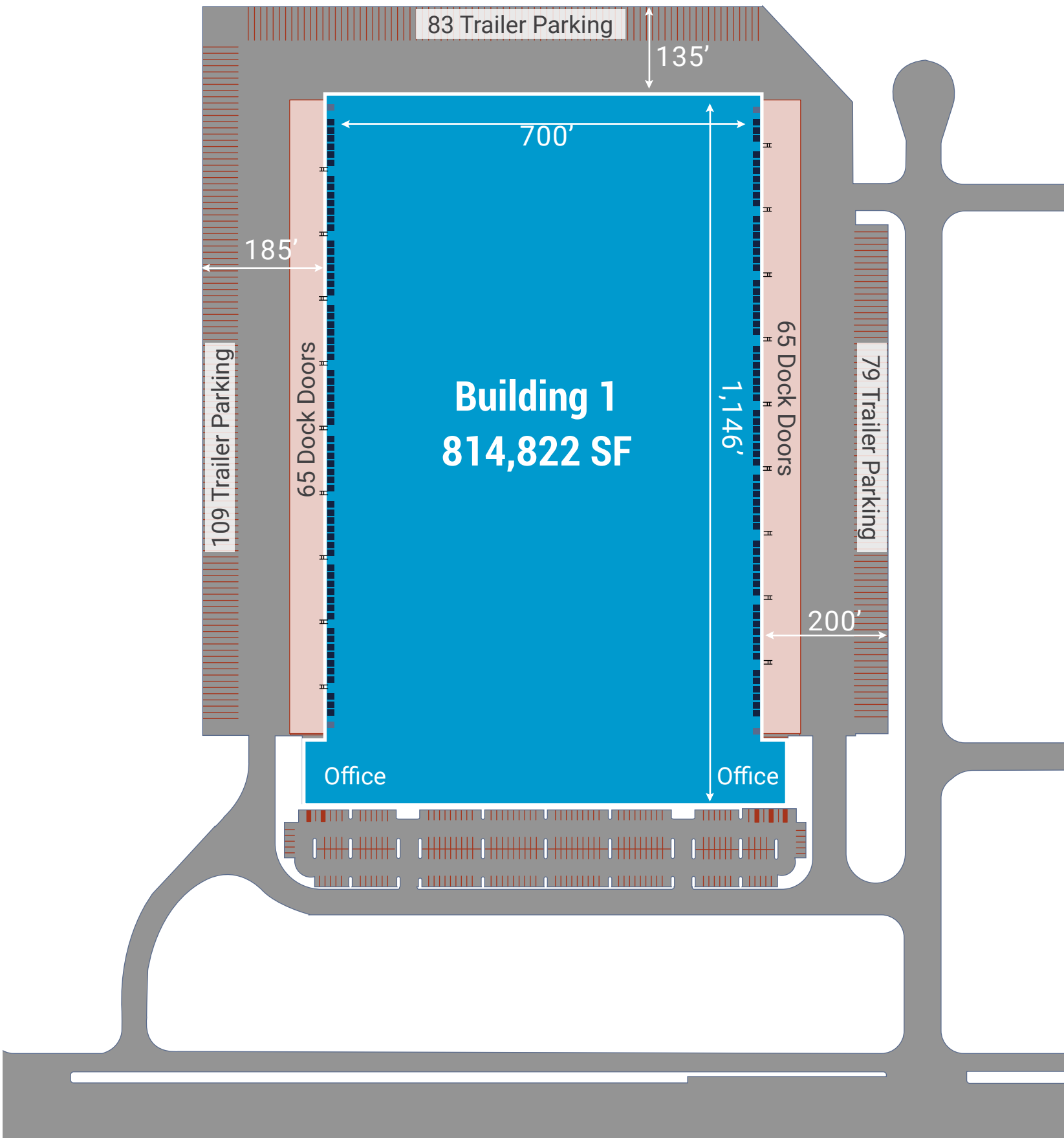
Property has secured truck courts with outdoor storage

Direct access to Interstate 10 and State Route 60



Building 1 Specifications

Building Size	814,822 sq. ft.
Available	814,822 sq. ft.
Office Space	±8,195 sq. ft.
Clear Height	40'
Dimensions	1,146' x 700'
Dock Doors	130 (9' x 10') doors
Drive-ins	4 (12' x 14')
Format	Cross-dock
Trailer Parking	271 stalls
Automobile Parking	274 spaces
Sprinklers	ESFR
Lighting	LED
Power	4,000 amp meter w/ 8000 amp UGP (480v)



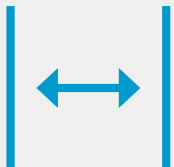
274
Automobile
Parking



130
Dock
Spaces



40'
Clear
Height



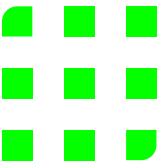
60'X56'
Column
Spacing

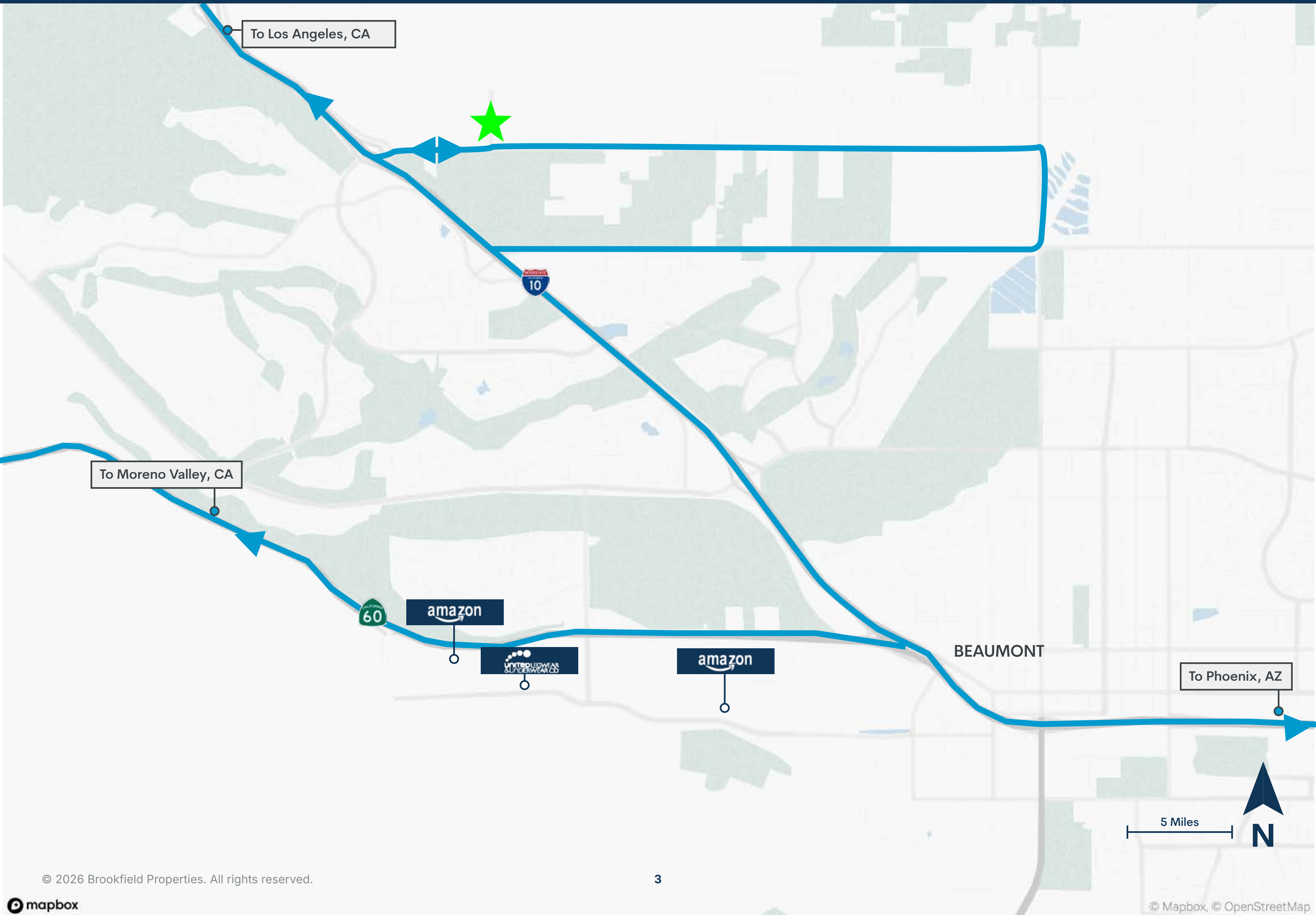
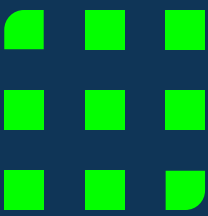


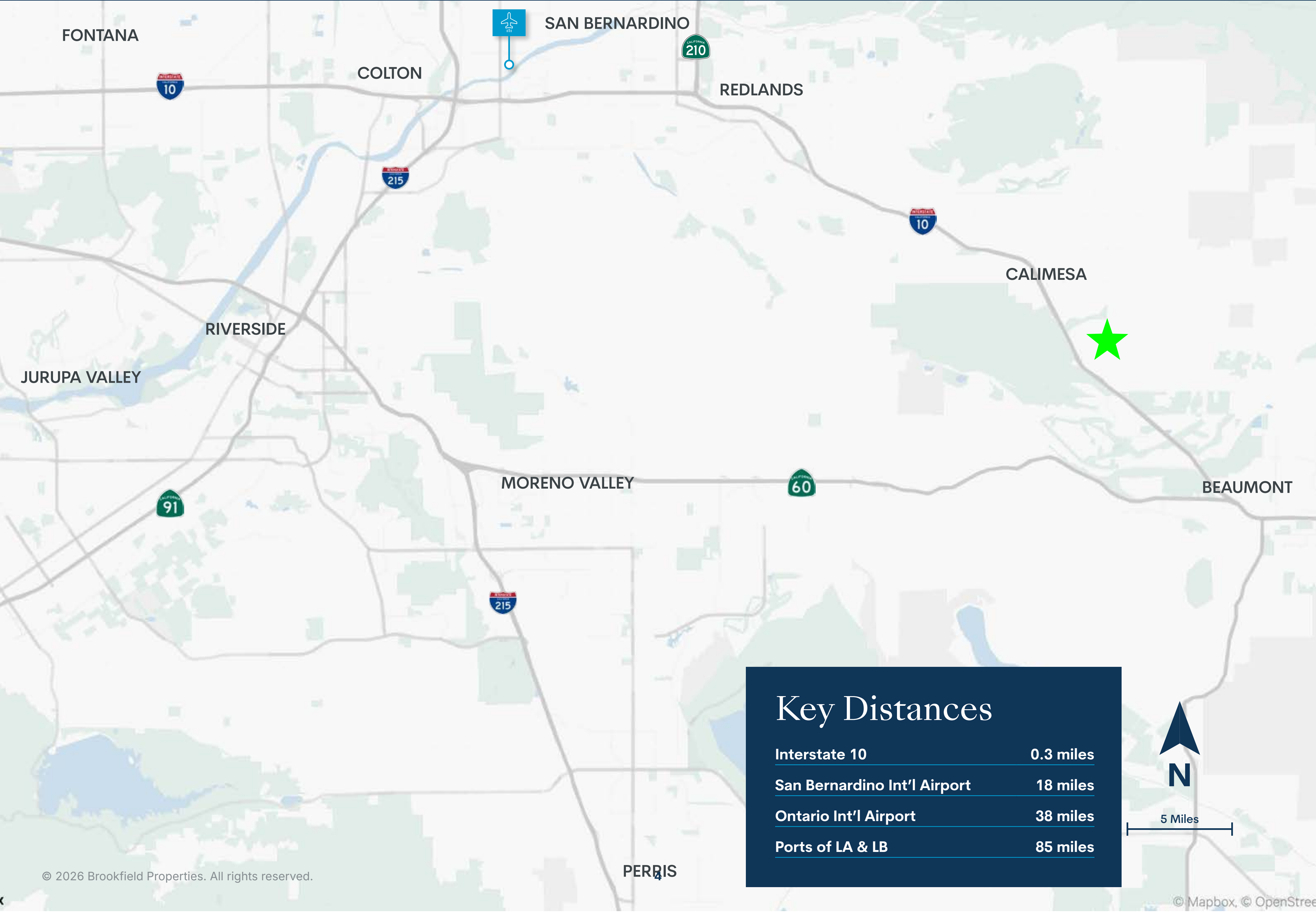
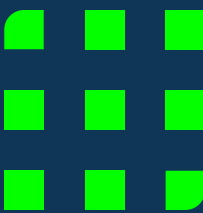
4
Dock Doors/
column space



185'
Truck Court
Depth

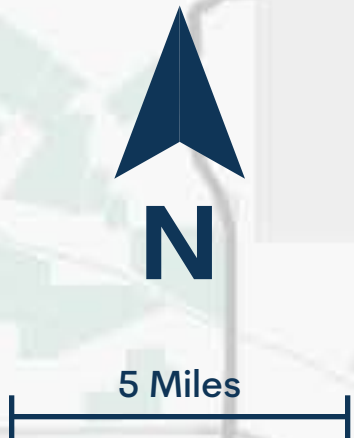






Key Distances

<u>Interstate 10</u>	0.3 miles
<u>San Bernardino Int'l Airport</u>	18 miles
<u>Ontario Int'l Airport</u>	38 miles
<u>Ports of LA & LB</u>	85 miles



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.

78M+

square feet of logistics space

400+

warehouse, distribution and cold storage properties

56M+

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

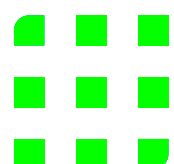
Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



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.

vision



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



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