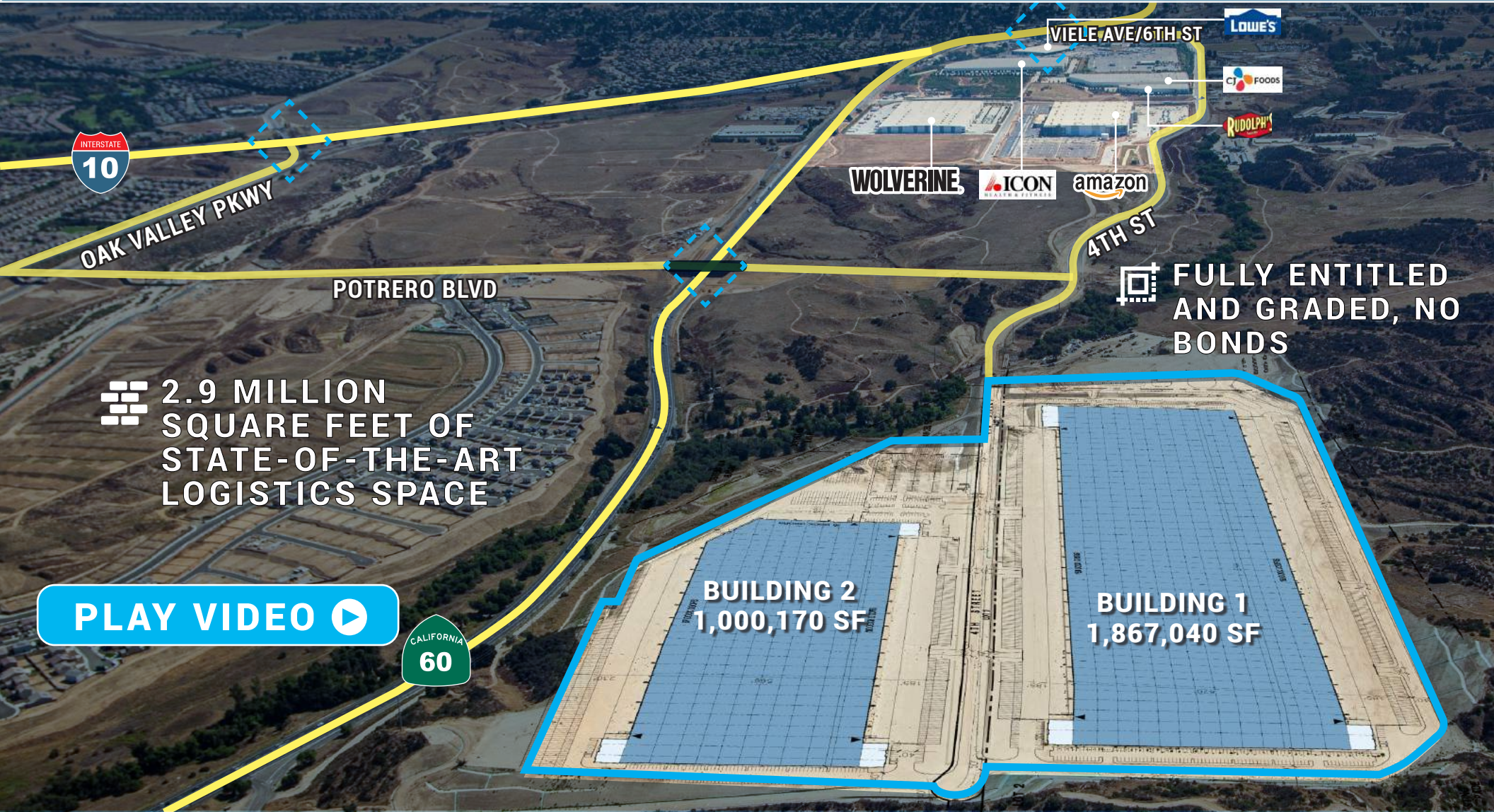


BEAUMONT CROSSROADS LOGISTICS PARK



 2.9 MILLION SQUARE FEET OF STATE-OF-THE-ART LOGISTICS SPACE

PLAY VIDEO 

 FULLY ENTITLED AND GRADED, NO BONDS

BUILDING 2
1,000,170 SF

BUILDING 1
1,867,040 SF

:: DELIVERABLE SECOND QUARTER 2022

36855-36900 FOURTH ST | BEAUMONT, CALIFORNIA



MCDONALD
PROPERTY
GROUP



CBRE

:: PROJECT SUMMARY

FULLY ENTITLED STATE-OF-THE-ART CROSS-DOCK FACILITIES
WITH 1,867,040 AND 1,000,170 SQUARE FEET AVAILABLE



**BRAND NEW INDUSTRIAL
CONSTRUCTION WITH
CROSS-DOCK LOADING
(146 NET AC / 204 GROSS AC)**



**TWO FULLY ENTITLED
STATE-OF-THE-ART
INDUSTRIAL BUILDINGS**



**2.9 MILLION SQUARE
FOOT CAMPUS FOR ONE
USER**



**36855 W FOURTH ST
1,867,040 SF WILL
FEATURE 326 DOCK
DOORS AND 423 SPACES
FOR TRAILER PARKING**










**36900 W FOURTH ST
1,000,170 SF WILL
FEATURE 205 DOCK
DOORS AND 425 SPACES
FOR TRAILER PARKING**



**LOCATED WITHIN PALM SPRINGS
FOREIGN TRADE ZONE ("FTZ") #236**



:: PROJECT HIGHLIGHTS

	BLDG 1 36855 W FOURTH ST 1,867,040 SF	BLDG 2 36900 W FOURTH ST 1,000,170 SF
 DOCK-HIGH DOORS	326	205
 GROUND LEVEL DOORS	4	4
 TRAILER PARKING SPACES	423	425
 TRUCK COURTS	185'	185' - 230'
 BUILDING DEPTH	670'	566'
 AUTO PARKING	314	494
 NET ACRES	85.4 Acres	60.3 Acres



:: SHARED PROJECT HIGHLIGHTS

SHARED FEATURES



POWER

**8000 AMPS,
277/480V EXPANDABLE**



COLUMN SPACING

52' X 60'



LOADING

CROSS-DOCK



WAREHOUSE CLEAR HEIGHT

40'



LIGHTS

LED



SPRINKLERS

**ESFR HIGH HAZARD CALCULATED
SPRINKLER SYSTEMS**



CONCRETE SLAB

7" DUCTILCRETE REINFORCED SLAB

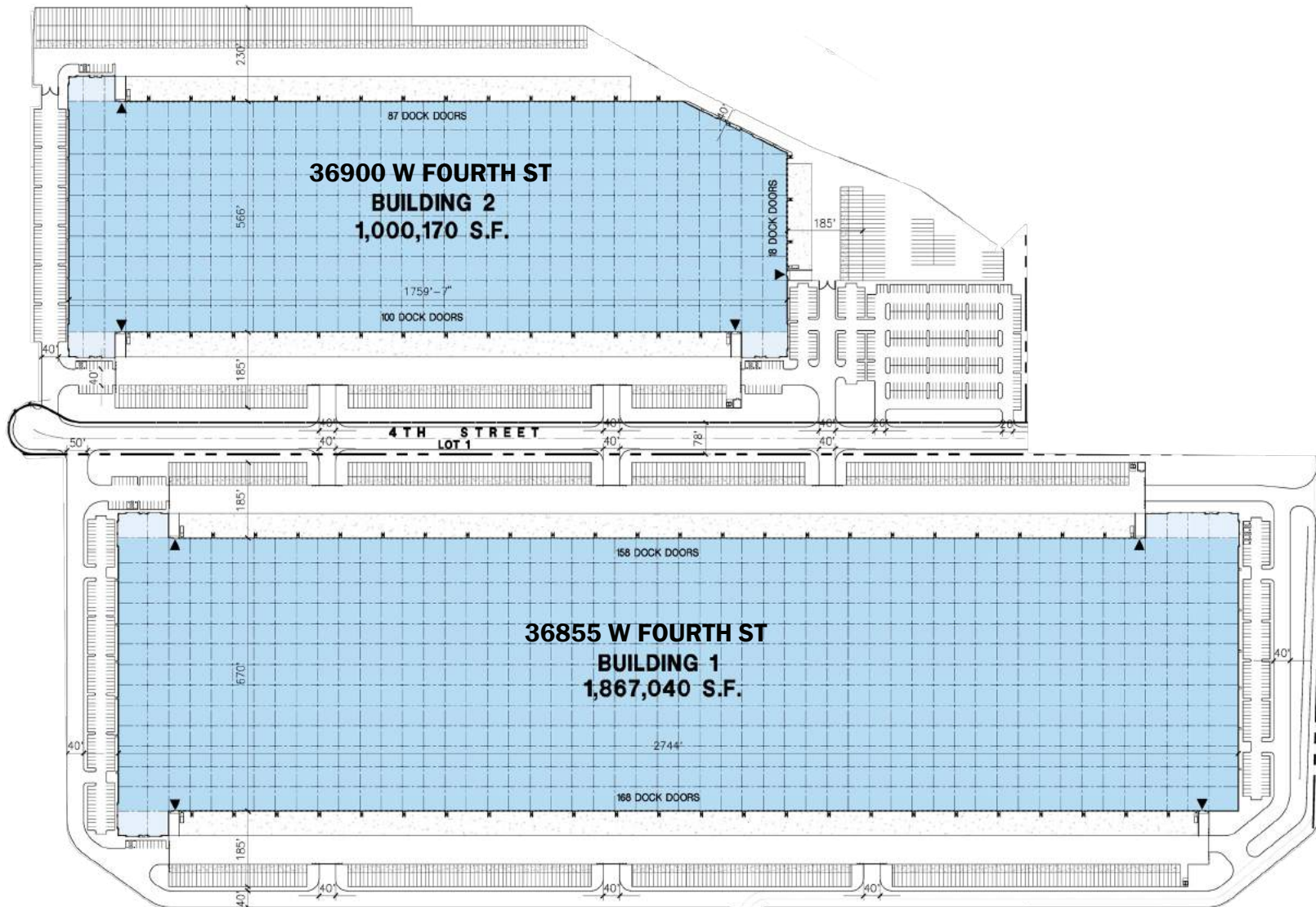


ENERGY & ENVIRONMENTAL DESIGN

LEED SILVER EQUIVALENT

:: ENTITLED SITE PLAN

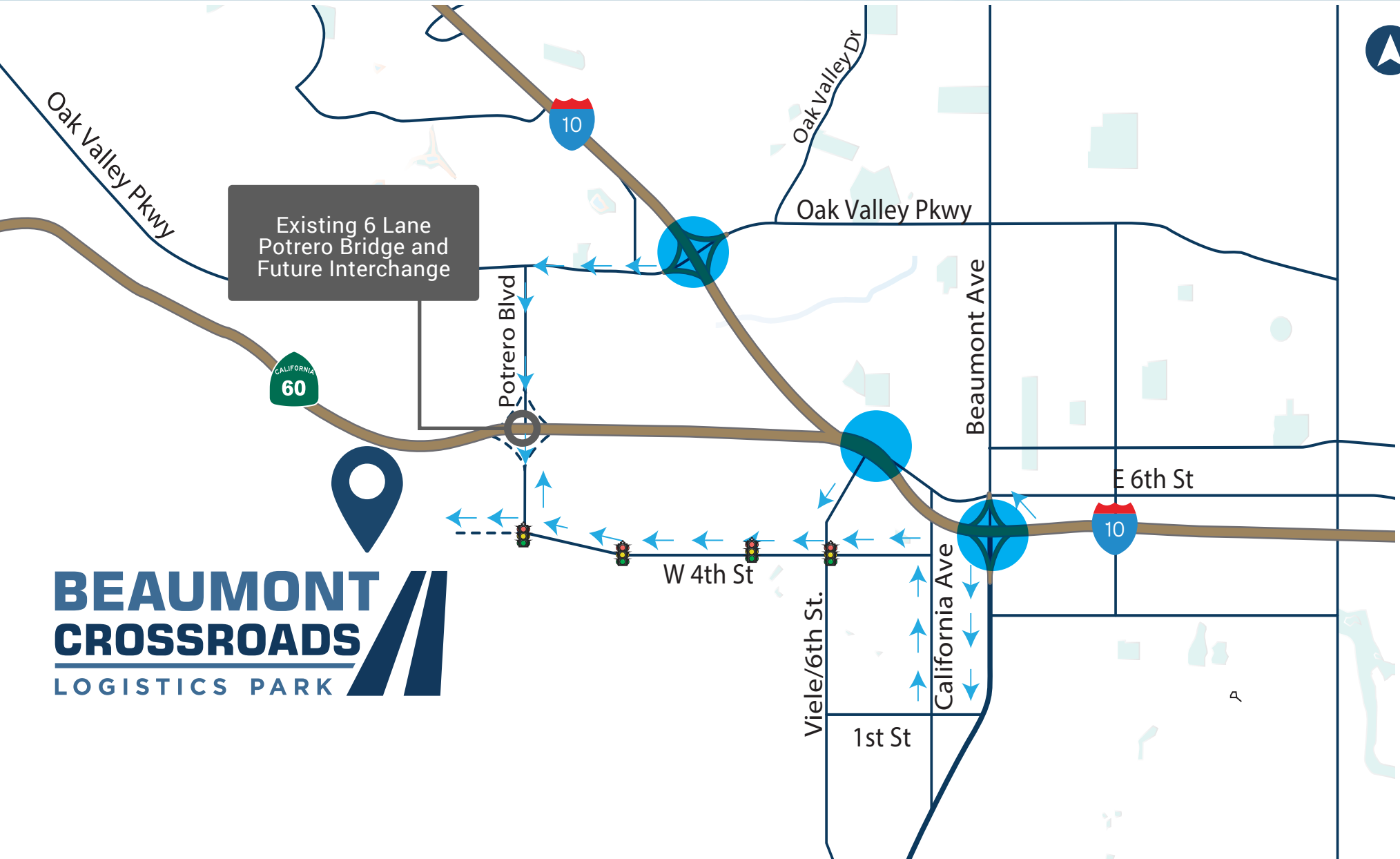
** MODIFICATIONS TO SITE PLAN PERMITTED UNDER THE APPROVED PROJECT SPECIFIC PLAN*



:: LOGISTIC DATA



:: IMMEDIATE FREEWAY ACCESS VIA 3 INTERCHANGES



**BEAUMONT
CROSSROADS**
LOGISTICS PARK

:: AREA HIGHLIGHTS

- » **IMMEDIATE ACCESS** to SR-60 freeway, 1.7 miles from I-10
- » **20 MILES** from March Air Inland Port / March Air Reserve Base (ARB)
- » **21 MILES** from UPS Meridian Hub (Riverside)
- » **22 MILES** from FedEx Hub (Palm Springs)
- » **24 MILES** from San Bernardino International Airport
- » **25 MILES** from FedEx Ground Hub (Rialto)
- » **29 MILES** from Union Pacific West Colton Yard
- » **29 MILES** from B.N.S.F San Bernardino Intermodal Yard
- » **39 MILES** from Ontario International Airport
- » **35 MILES** from FedEx Ontario Hub
- » **36 MILES** from UPS Ontario Regional Air Hub
- » **82 MILES** from the Port of Los Angeles (LA) / Long Beach



2.9 MILLION SQUARE FEET OF STATE-OF-THE-ART LOGISTICS SPACE

BEAUMONT CROSSROADS

LOGISTICS PARK



FOR MORE INFORMATION, CONTACT:

DARLA LONGO

Vice Chairman
Lic. 00639911
+1 909 418 2105
darla.longo@cbre.com

BARBARA PERRIER

Vice Chairman
Lic. 00969169
+1 213 613 3033
barbara.perrier@cbre.com

DAVID CONSANI

Executive Vice President
Lic. 00866234
+1 909 418 2005
david.consani@cbre.com

JIM KOENIG, SIOR

Executive Vice President
Lic. 00905257
+1 909 418 2008
jim.koenig@cbre.com

DAUM COMMERCIAL REAL ESTATE

RICK JOHN, SIOR

Executive Vice President
Lic. 00800783
+1 909 912 0001
rj@daumcommercial.com

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



McDONALD
PROPERTY
GROUP



CBRE