

# TRADEWAY

LOGISTICS

Another quality  
project by

**SHOPOFF** REALTY  
INVESTMENTS

**1,061,090 SF**

Class AAA Distribution Center  
Desert Hot Springs, CA

***FREEWAY FRONTAGE***



# PROPERTY INFORMATION

Colliers and Stream Realty are pleased to present TradeWay Logistics, a Class AAA distribution facility totaling +/- 1,061,090 square feet on 55.54 acres of land. The project will be built next door to Amazon's newly completed Fulfillment Center. TradeWay Logistics is located directly off the I-10 Freeway in Desert Hot Springs and provides direct, strategic access to significant locations in Southern California and all throughout the Southwest.

This Net Zero building is designed with state-of-the-art features including 42' clear height, ESFR sprinklers, 168 Dock High Doors and a 1500' Private Truck Cue. TradeWay Logistics is positioned as a major west coast logistic hub with access to the largest ports in the United States and substantial population centers in Southern California, Nevada, and Arizona. Immediate access to the I-10 Freeway grants the Property a crucial East-West interstate connection that can service the entire Southern United States. The project's strategic line of access to Mexico positions it well to benefit from the rapid rise in nearshoring with Mexican imports to the US doubling in the last 5 years to \$535B in value.

TradeWay Logistics comes with a solar PV and battery storage system to lower operating costs and mitigate business interruptions. The project is coming soon!

## INLAND EMPIRE MARKET

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**55.54 Acres (Net)**  
Land Acreage

**Two 240' Concrete**  
Truck Courts

**±1,061,090 SF**  
Total Rentable Area

**498 Trailer | 586 Auto**  
Parking Stalls

**Build-to-Suit**  
Office Area

**168 DH | 4 GL**  
Loading Doors

**Cross Dock**  
Property Type

**ESFR**  
Sprinklers

**42'**  
Warehouse Clearance

**100'**  
Maximum Building Height

**720' x 1,453'**  
Building Dimensions  
(Superflat Floor Slab)

**EV Pathway**  
for Charging Stations for  
Trucks and Vehicles

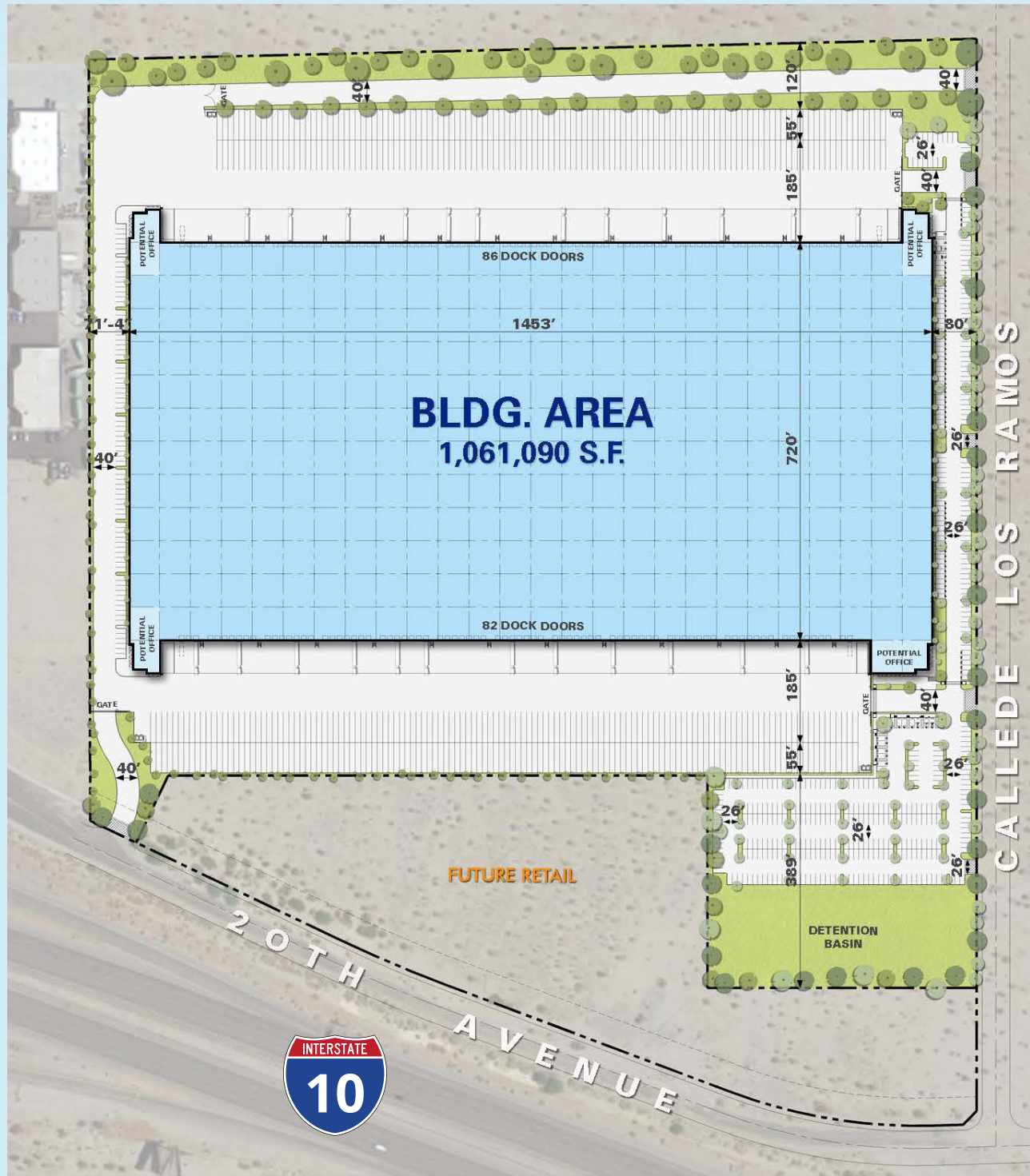
**Net Zero**  
Including Solar on Roof

**Adjacent**  
to the Newly Built  
Amazon Fulfillment Center

**Power / HVAC**  
4,000 Amps (Expandable to  
12,000 Amps) 277/480 V-  
HVAC Ready

**1500'**  
Private Truck Queue

# SITE PLAN



**55.54 AC**

Land Acreage



**42' Clear**

Warehouse Height



**1,061,090 SF**

Building Size



**NET ZERO**

Including Solar on Roof

**[click for information](#)**

# AERIAL MAP

18th Ave

± 1.06M SF  
Planned

± 1.9M SF  
Planned

± 740K SF  
Planned

Indian Canyon Dr

Business Park

19th Ave

ARCO

Denny's

76

Pilot  
TRAVEL CENTERS

DEL TACO

FedEx

Jack  
in the box

Chevron

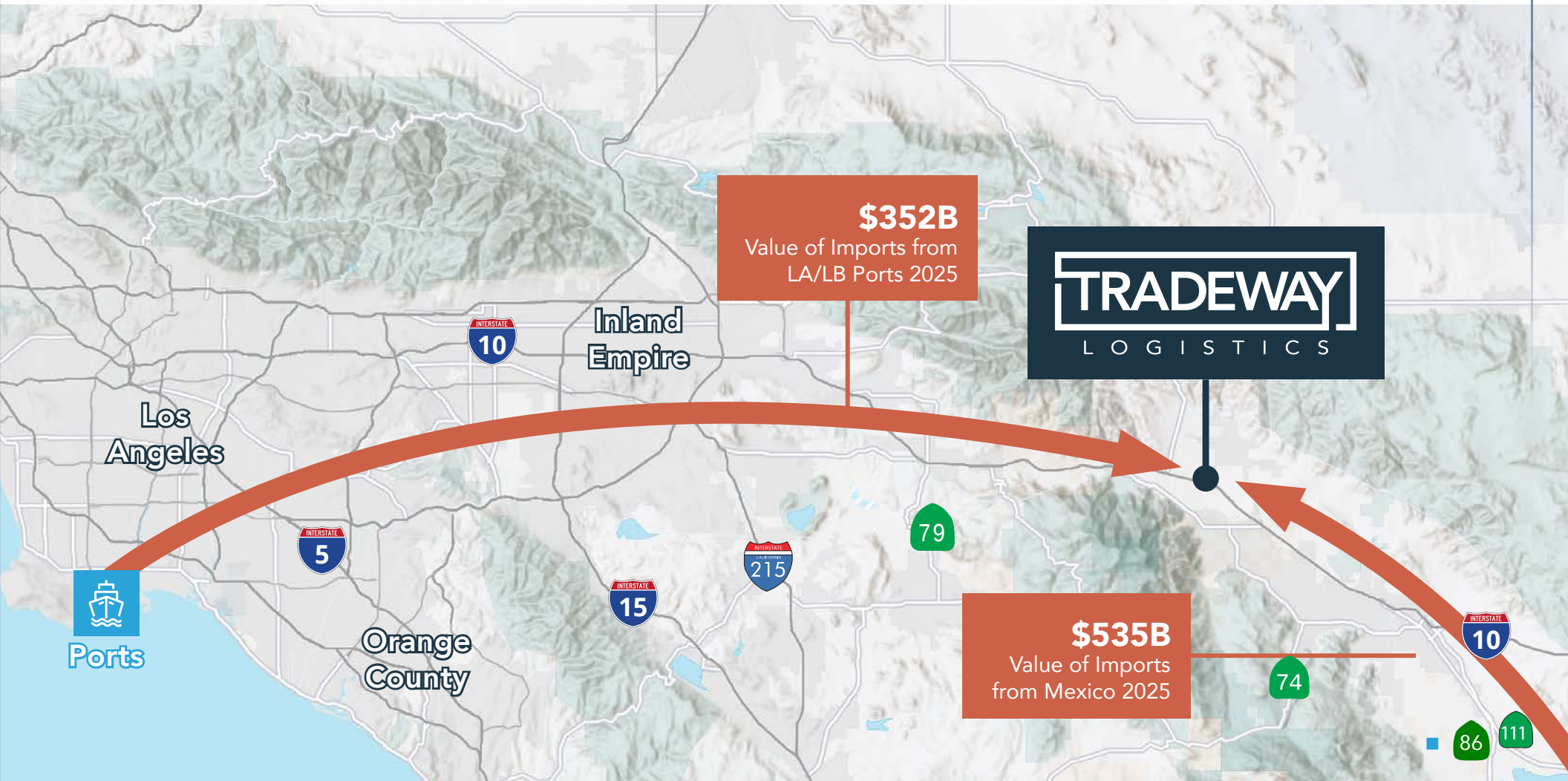
TRADEWAY  
LOGISTICS

amazon

Fulfillment  
Center -  
Completed

20th Ave

*Annual Imports from Mexico nearshoring have seen significant growth in the last few years, surpassing the Ports of L.A. & Long Beach - the busiest ports in the United States.*



## CENTRALIZED NEARSHORING DISTRIBUTION HUB

# DEMOGRAPHICS [click for report](#)

## Overview

|                                                                                            | 25 Miles | 50 Miles  | 100 Miles  |
|--------------------------------------------------------------------------------------------|----------|-----------|------------|
| Population                                                                                 | 530,477  | 2,539,502 | 16,034,986 |
| Annual Population Growth Rate (2010-2020)<br><i>Desert Hot Springs (2010-2023) = 21.6%</i> | 0.70%    | 0.94%     | 0.51%      |
| Daytime Residents Population                                                               | 314,324  | 1,436,860 | 8,476,222  |

## DRIVE DISTANCE



### FWY Interchanges



±0.5 Miles



±28 Miles



±46 Miles



±57 Miles



### Ports

Port of Los Angeles  
& Long Beach

±118 Miles



### Airports

Palm Springs  
Airport

±11 Miles

Ontario  
Airport

±68 Miles

John Wayne  
Airport

±92 Miles

San Bernardino  
Airport

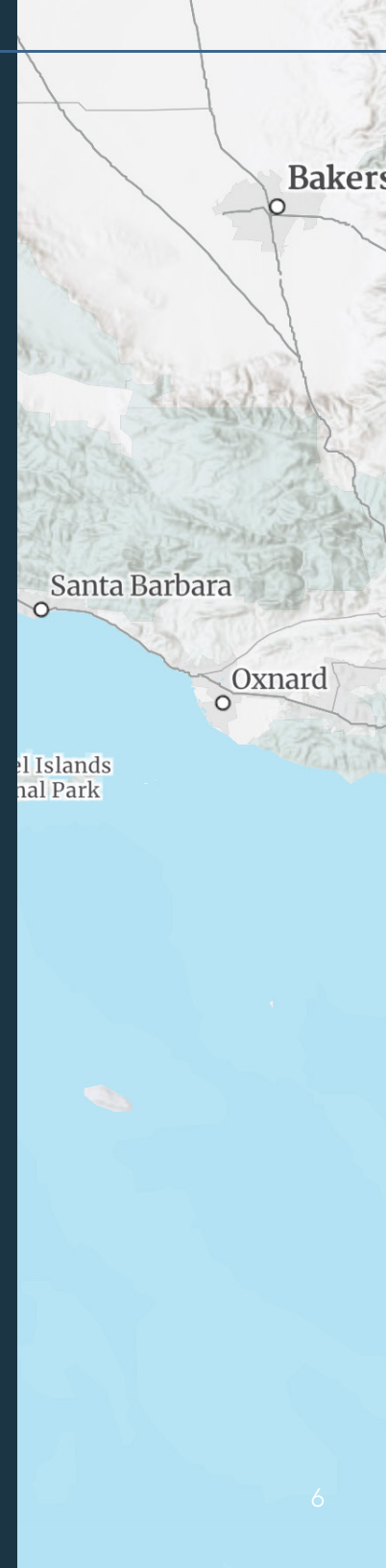
±52 Miles

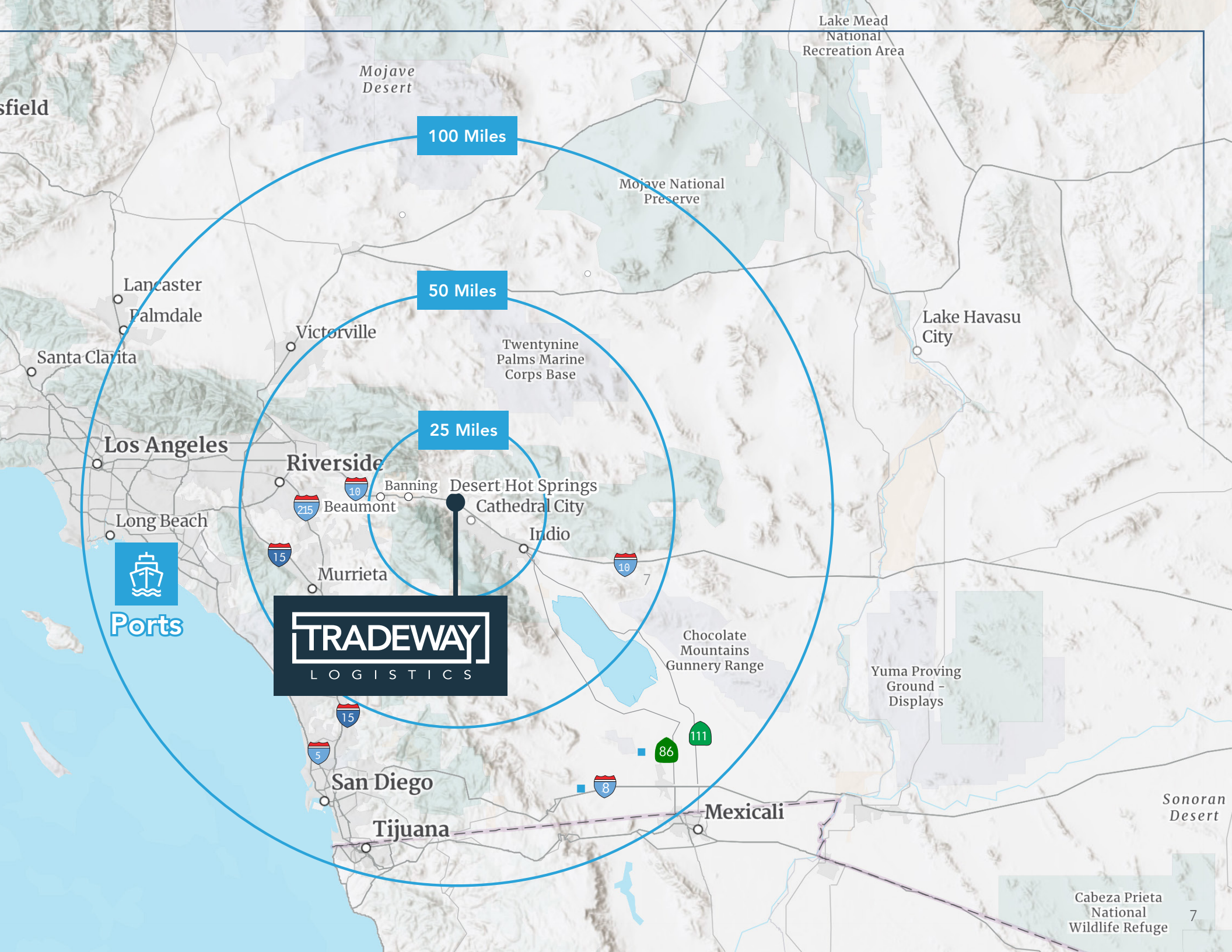
Los Angeles  
Airport

±120 Miles

Long Beach  
Airport

±106 Miles





## Inland Empire Market Experts

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