

NORTHERN GATEWAY LOGISTICS CENTER

EVANS & BARNETT ROAD,
MENIFEE, CALIFORNIA

FOR SALE OR LEASE



FOR FURTHER PROJECT
INFORMATION, PLEASE
CONTACT:

MICHAEL CHAVEZ
Principal
Lic # 00929693
O: 909.373.2900
mchavez@lee-assoc.com

DAVID NGUYEN
Senior Vice President
Lic # 00929693
O: 909.373.2725
dnguyen@lee-assoc.com

VALENTINA CADOGAN
Senior Associate
Lic # 01829336
O: 909.373.2903
vcadogan@lee-assoc.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

MASTER SITE PLAN

KEY HIGHLIGHTS



±105,326 SF BUILDING 1

±292,715 SF BUILDING 2



± 6,000 SF BUILDING 1

±15,000 SF BUILDING 2
OFFICE SIZE



36'
CLEAR HEIGHTS



52 TOTAL
DOCK HIGH POSITIONS



352 TOTAL
AUTO PARKING SPACES



CONCRETE
PAVING
CONSTRUCTION TYPE

PROPERTY HIGHLIGHTS

- Secured Concrete Truck Courts
- 41 Trailer Stalls Available
- ESFR Sprinkler Systems
- 2,000 AMP Panels (2,000 AMP UGPS)
- Skylights
- 35,000 lb. Mechanical Dock Levelers
- EV Charging Stations
- Concrete Paving Throughout Entire Project



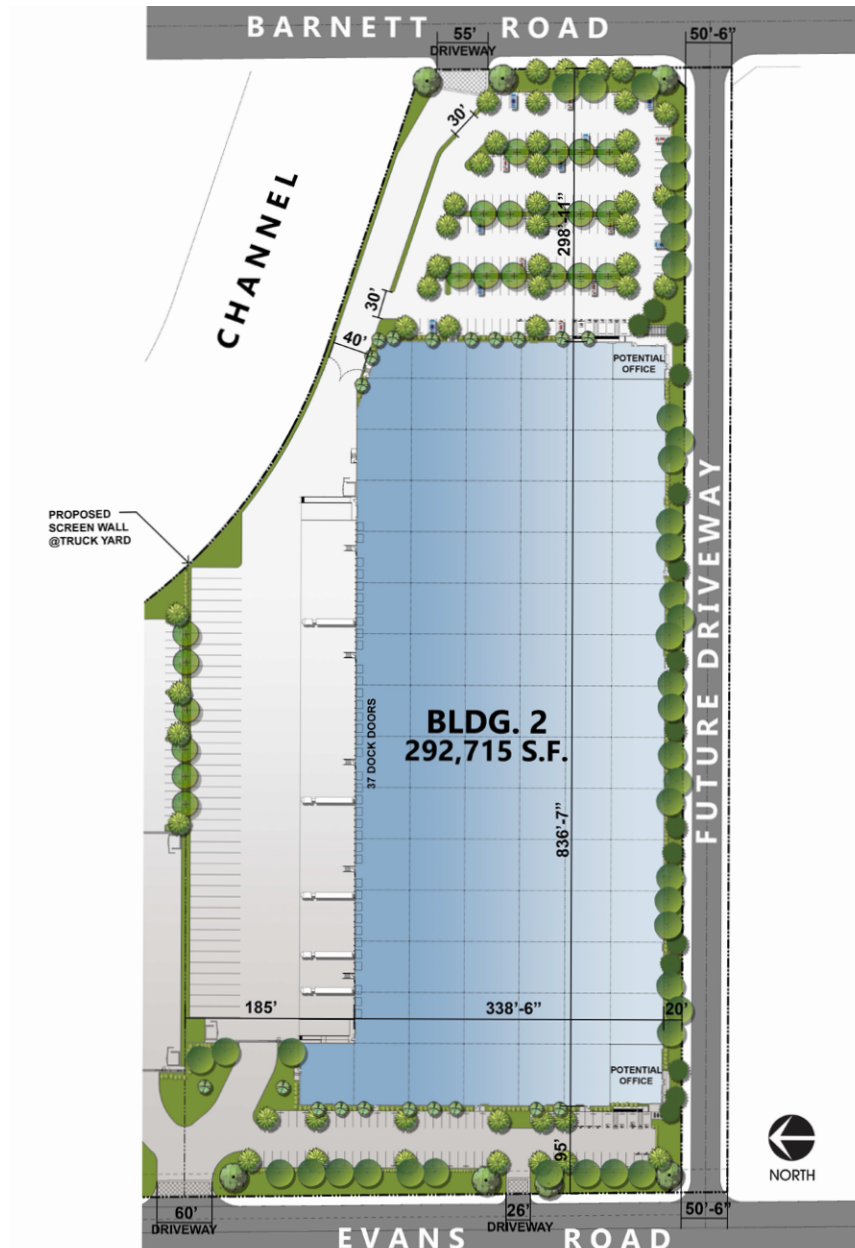
Conceptual Site Plan - Building 1



Building Specifications

Building Size	± 105,326 Square Feet
Office	Up to ±6,000 Square Foot Office (±7,000 SF Mezz)
Ceiling Height	36' Minimum Clearance (6" inside 1st column)
Truck Court	134'-4" Secured Concrete Truck Court
Dock High Positions	(15) Dock High Loading Doors (9' x 10')
Doors	(2) Grade Level Doors (12' x 14')
Parking	(108) Auto Parking Spaces (6 EVCS and 19 EV Capable)
Bay Spacing	56' x 50' Column Spacing (60' at Speed Bay)
Sprinkler System	ESFR Sprinkler System
Skylights	2.5% Skylights
Power	2,000 AMP Panel (2,000 AMP UGPS)
Warehouse Slab	7" Warehouse Slab
Dock Levelers	(8) 35,000 lb. Mechanical Dock Levelers
Joint Filler	MM-80 Joint Filler at Speed Bays
Construction Type	Concrete Paving Throughout Entire Project

Conceptual Site Plan - Building 2



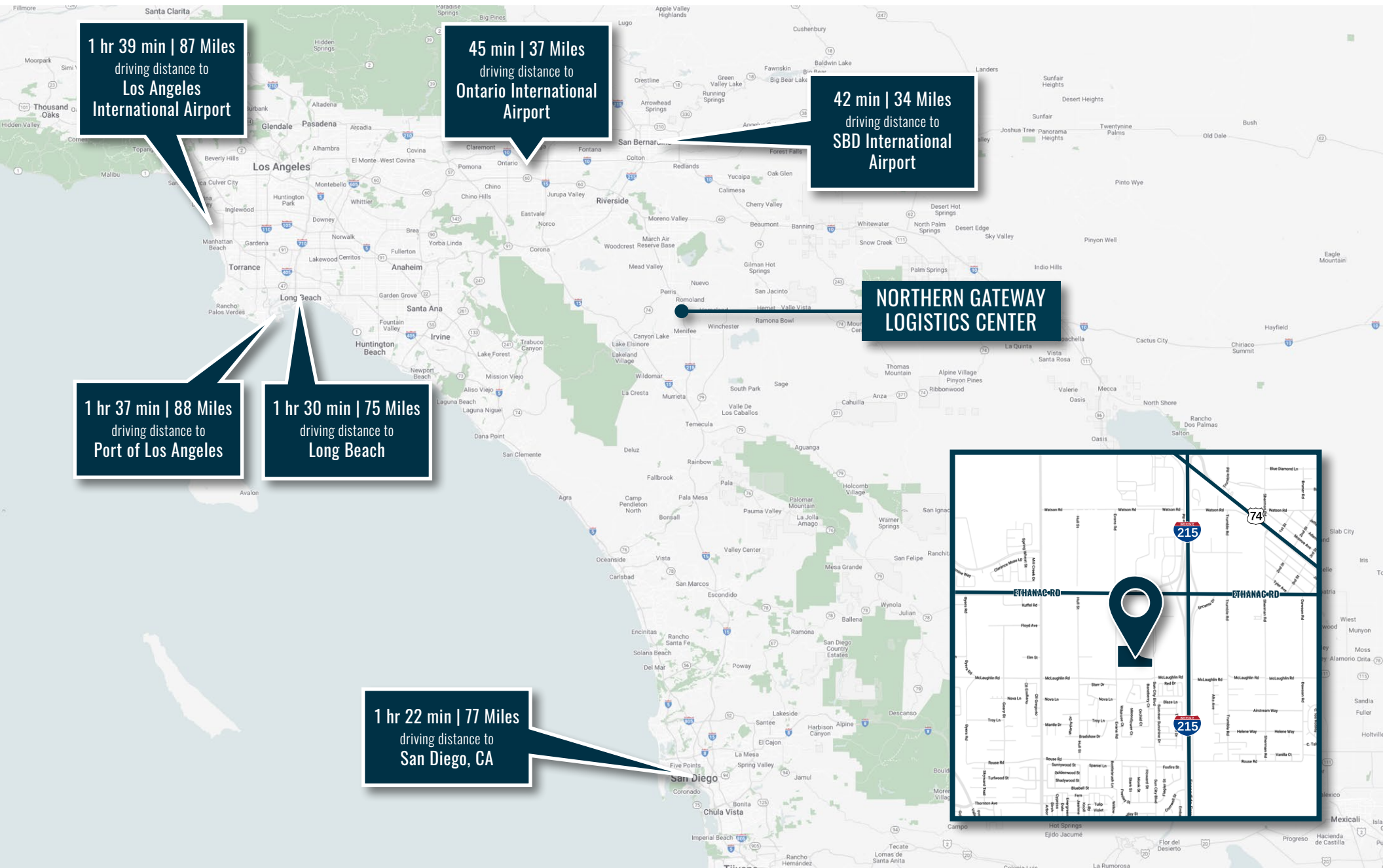
Building Specifications

Building Size	± 292,715 Square Feet
Office	Up to ±15,000 Square Foot Office (±7,000 SF Mezz)
Ceiling Height	36' Minimum Clearance (6" inside 1st column)
Truck Court	185' Secured Concrete Truck Court
Trailer Parking	(41) Trailer Stalls (55')
Dock High Positions	(37) Dock High Loading Doors (9' x 10')
Doors	(2) Grade Level Doors (12' x 14')
Parking	(244) Auto Parking Spaces (14 EVCS & 36 EV Capable)
Bay Spacing	56' x 50' Column Spacing (60' at Speed Bay)
Sprinkler System	ESFR Sprinkler System
Skylights	2.07% Skylights
Power	2,000 AMP Panel (4,000 AMP UGPS)
Warehouse Slab	7" Warehouse Slab
Dock Levelers	(19) 35,000 lb. Mechanical Dock Levelers
Joint Filler	MM-80 Joint Filler at Speed Bays
Construction Type	Concrete Paving Throughout Entire Project

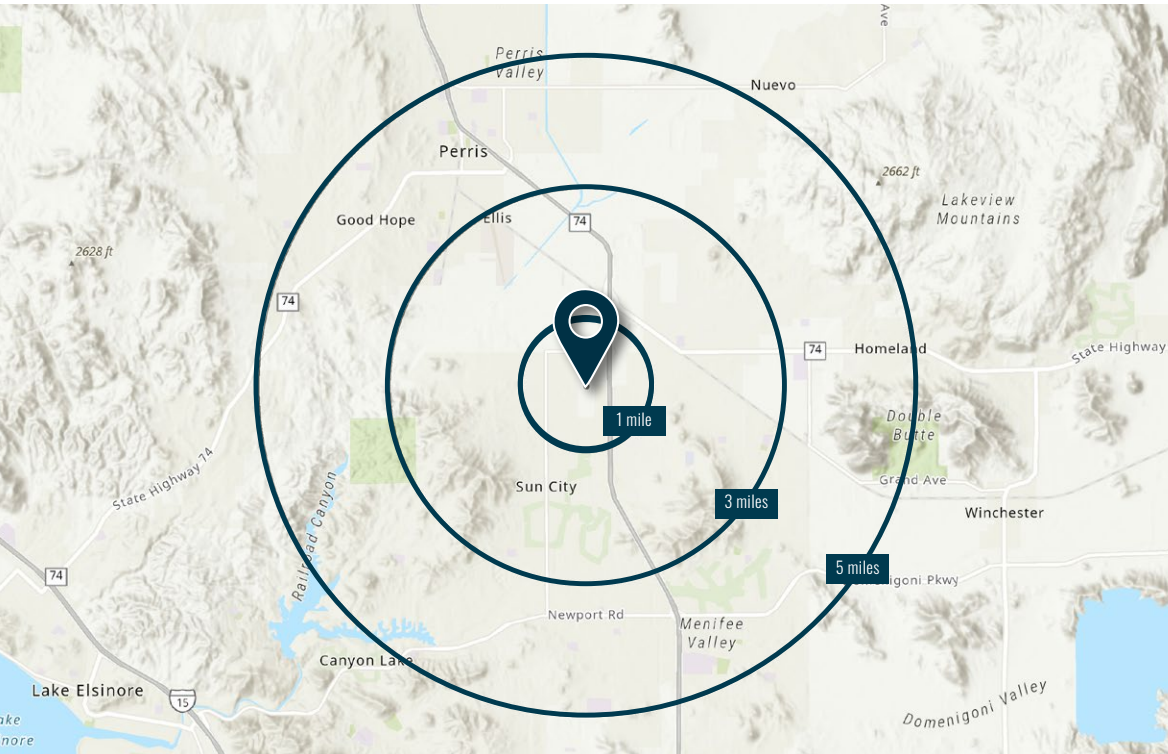
AERIAL MAP



Location Map



Demographics



BUSINESS



2,774

Total Businesses



22,733

Total Employees

EMPLOYMENT



White Collar

55%



Blue Collar

29%



Services

16%



Unemployment Rate

INCOME



\$85,919

Median Household Income



\$34,800

Per Capita Income



\$308,823

Median Net Worth

2024 Summary

	1 Mile	3 Miles	5 Miles
Population	5,400	47,284	160,308
Households	2,486	17,795	50,393
Families	1,526	11,526	37,886
Avg Household Size	2.17	2.65	3.18
Owner Occupied Housing Units	2,148	13,433	37,161
Renter Occupied Housing Units	338	4,362	13,232
Median Age	63.0	47.5	37.6
Median Household Income	\$62,654	\$70,061	\$85,919
Average Household Income	\$89,739	\$95,886	\$110,159

2029 Summary

	1 Mile	3 Miles	5 Miles
Population	5,787	49,119	165,486
Households	2,651	18,498	52,285
Families	1,646	12,031	39,348
Average Household Size	2.18	2.65	3.16
Owner Occupied Housing Units	2,314	14,274	39,363
Renter Occupied Housing Units	337	4,224	12,922
Median Age	64.8	48.1	38.4
Median Household Income	\$74,130	\$81,891	\$101,032
Average Household Income	\$104,928	\$112,644	\$128,415

Driving Distance

	Mi
SBD International Airport	34 mi
Ontario International Airport	37 mi
Long Beach	75 mi
Los Angeles International Airport	87 mi
Port of Los Angeles	88 mi

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