

# OAKMONT CLASS A INFILL INDUSTRIAL PORTFOLIO

UNIQUE OPPORTUNITY TO ACQUIRE 4 NEW, CLASS A INFILL INDUSTRIAL BUILDINGS  
TOTALING 632,497 SF COMPLETED IN 2020 | MONTCLAIR/FONTANA/RIALTO  
SAN GABRIEL VALLEY & INLAND EMPIRE WEST, CALIFORNIA



4039 STATE STREET | MONTCLAIR, CA

CBRE, INC. IS PLEASED TO PRESENT THE OAKMONT CLASS A INFILL INDUSTRIAL PORTFOLIO, FOUR NEW CLASS A BUILDINGS TOTALING 632,497 SF. THIS OFFERING REPRESENTS A UNIQUE OPPORTUNITY TO ACQUIRE IMMEDIATE SCALE OF NEW STATE-OF-THE-ART FACILITIES IN THE SAN GABRIEL VALLEY AND INLAND EMPIRE WEST, TWO OF THE COUNTRY'S TOP INDUSTRIAL MARKETS.

The Portfolio is strategically located in infill submarkets with immediate access to main travel arteries including the I-10, I-15, I-210 and SR-60 freeways and proximity to the Ontario and San Bernardino International Airports. The San Gabriel Valley continues to be an extremely strong market boasting 3.3 MSF of YTD gross activity and a vacancy rate of just 2.6% at the end of Q2 2020. The Inland Empire is the 5th largest industrial market in the country and generated the second highest net absorption total in the U.S during 2019. The lack of available land, high construction costs and low vacancy of 2.6% will drive demand in the Inland Empire West, especially for the direct to consumer e-commerce sector. Oakmont Kadota is 100% leased to JW Fulfillment (d/b/a 51 Delivery Inc) through November 2025, Oakmont Renaissance Rialto is 100% leased to Farmer Bros. Co. through March 2028, and Oakmont Tamarind Commerce Center is 100% leased to Forward Air, Inc. through October 2025.

**STATE-OF-THE-ART SPECIFICATIONS**

- Class A 2020 construction totaling 632,497 SF
- Rare opportunity to acquire scale of new industrial product in infill markets
- Last Mile locations and size of buildings are ideal for e-commerce
- 32' clear heights
- 121'-187' secured, full-concrete truck courts
- ESFR fire protection systems
- 4-ply built up roofs with 15-year NDL roof warranties
- 3% skylights
- Office improvements include enhanced touch-less features for a healthier workplace

PROPERTY	SQUARE FOOTAGE (SF)	NET ACREAGE	# OF BUILDINGS	CLEAR HEIGHT	DH/GL DOORS	TRAILER STORAGE	% OFFICE	DATE COMPLETED	% LEASED
<b>Oakmont Kadota</b> 4039 State Street, Montclair CA	139,000	6.91	1	32'	19 (9'x10') DH 1 (12'x14') GL	17	1.9%	Feb - 2020	100%
<b>Oakmont Live Oak</b> 10156 Live Oak Avenue, Fontana, CA	236,912	10.89	1	32'	32 (9'x10') DH 1 (12'x16') GL	51	1.3%	Oct - 2020	0%
<b>Oakmont Tamarind Commerce Center</b> 10694 Tamarind Avenue, Fontana, CA	99,999	4.77	1	32'	23 (9'x10') DH 2 (12'x14') GL	4	7.4% (Incl. Mezz)	Oct - 2020	100%
<b>Oakmont Renaissance Rialto</b> 2520 W Baseline Road, Rialto, CA	156,586	7.66	1	32'	18 (9'x10') DH 2 (12'x14') GL	26	2.8%	Oct - 2020	100%
<b>Total</b>	<b>632,497</b>	<b>30.23</b>	<b>4</b>	<b>32'</b>	<b>92 DH 6 GL</b>	<b>98</b>	<b>-</b>	<b>Feb - Oct 2020</b>	<b>62.5%</b>

## STRATEGIC INFILL LOCATIONS

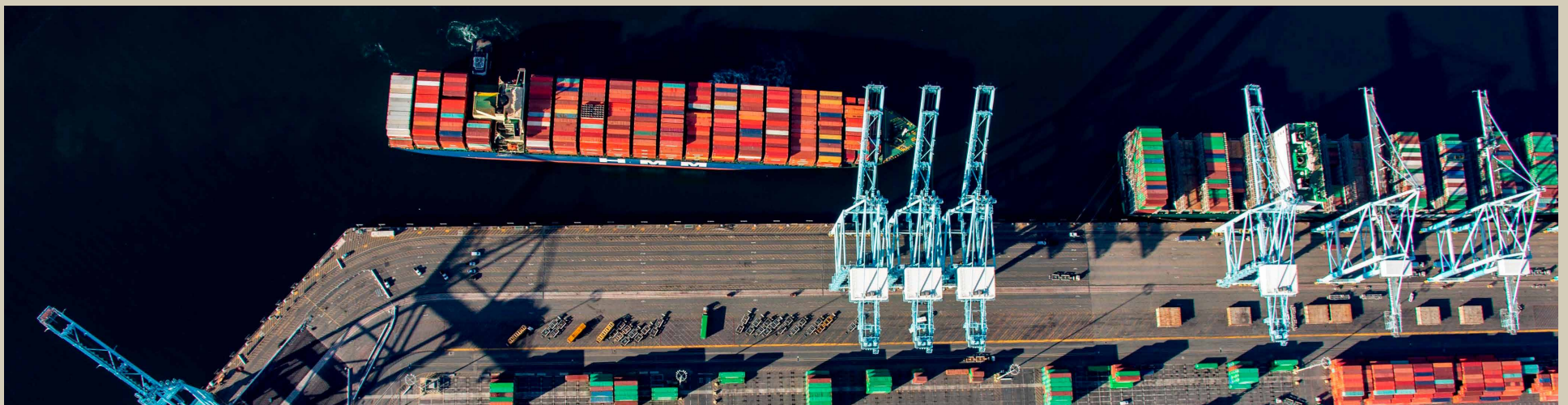
THE SAN GABRIEL VALLEY AND THE INLAND EMPIRE WEST ARE THE MOST ACTIVE INDUSTRIAL MARKETS IN THE COUNTRY AND THESE BUILDINGS ARE IDEALLY SUITED TO ADDRESS “ESSENTIAL INDUSTRIES” SUPPLY CHAIN NEEDS.

### SAN GABRIEL VALLEY

Oakmont Kadota is located in Montclair in the San Gabriel Valley, a sizeable economic entity with a population of roughly 2 million people. The San Gabriel Valley is within easy reach of the residential base in Southern California as well as all major surrounding industrial markets. Oakmont Kadota has excellent access to major surrounding highways including I-10, I-210, SR-60 and is 10 miles from the I-10/I-15 intersection. The location provides access to the Ontario and San Bernardino International Airports as well as the Ports of Long Beach and Los Angeles. In addition to the over 83,000 small and medium-sized business establishments that form the basis of the San Gabriel Valley's business community, numerous Fortune 500 companies have major offices or plants in the area including Edison International, MillerCoors and Jacobs Engineering Group.

### INLAND EMPIRE WEST

The other three buildings are located in Fontana and Rialto within the desirable Inland Empire West, one of the most robust markets in the United States in multiple categories including population growth, job creation, construction and industrial space absorption. The Inland Empire is within an expansive network of efficient freeways that makes it an ideal location for regional and national commerce and distribution. The properties are centrally located near major interstates I-10, I-15, I-210 and I-215. The region continues to experience high demand due to its large population and proximity to the major ports of Los Angeles and Long Beach and other distribution channels, its workforce assistance programs, and affordable, high quality facilities. The Inland Empire lures both large and small businesses that are heavily investing in infrastructure and leading the charge to strengthen the local economy.

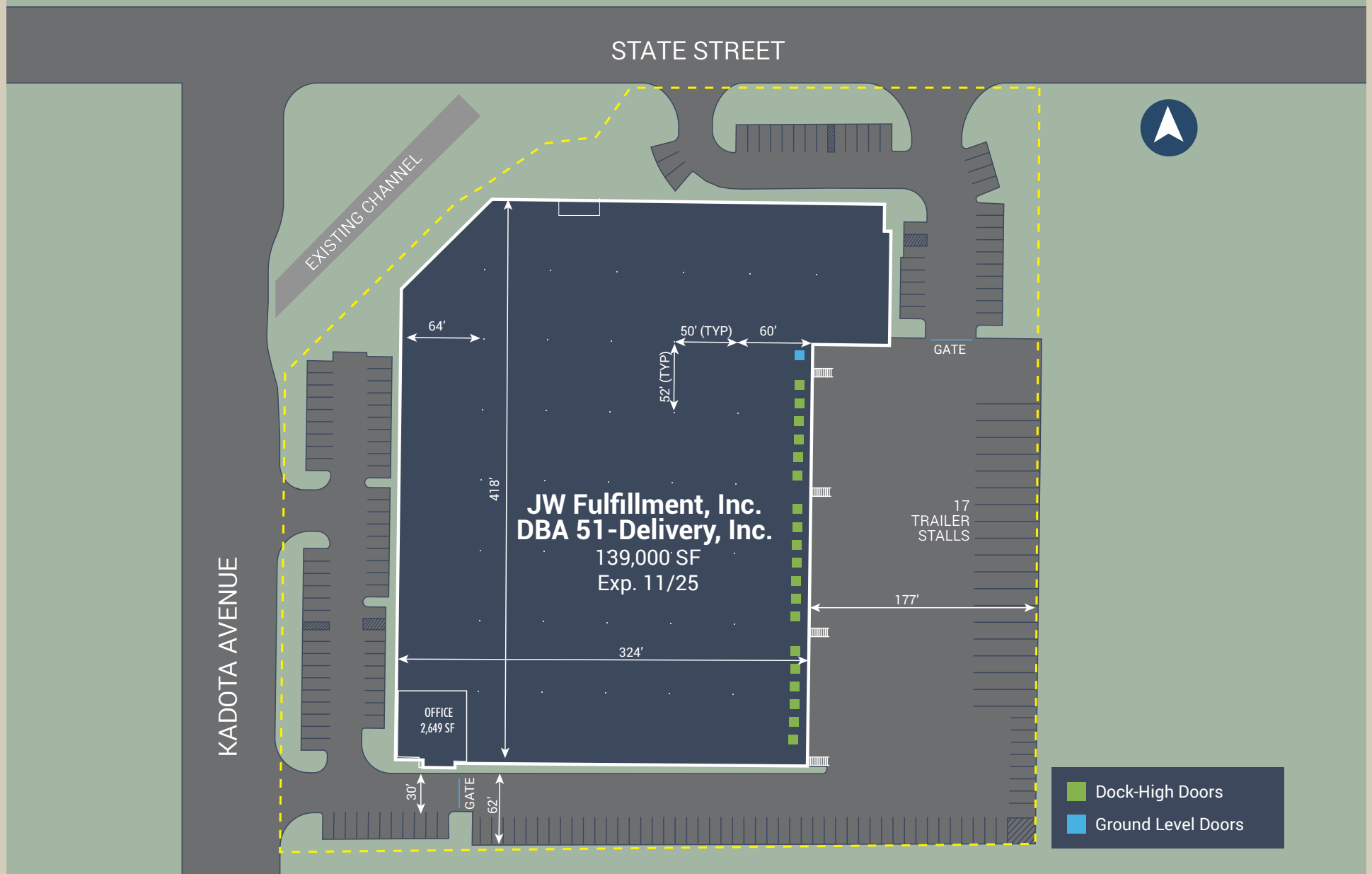


**STRATEGIC INFILL LOCATIONS**

**THE PROPERTIES ARE LOCATED WITHIN MINUTES OF ONTARIO INTERNATIONAL AIRPORT AND OFFER SUPERIOR PROXIMITY TO THE MAJOR FREEWAYS. THE BUILDINGS ALSO BENEFIT FROM A BULLSEYE LOCATION - ACCESS TO A FAST GROWING POPULATION OF OVER 23.8 MILLION PEOPLE IN SOUTHERN CALIFORNIA.**

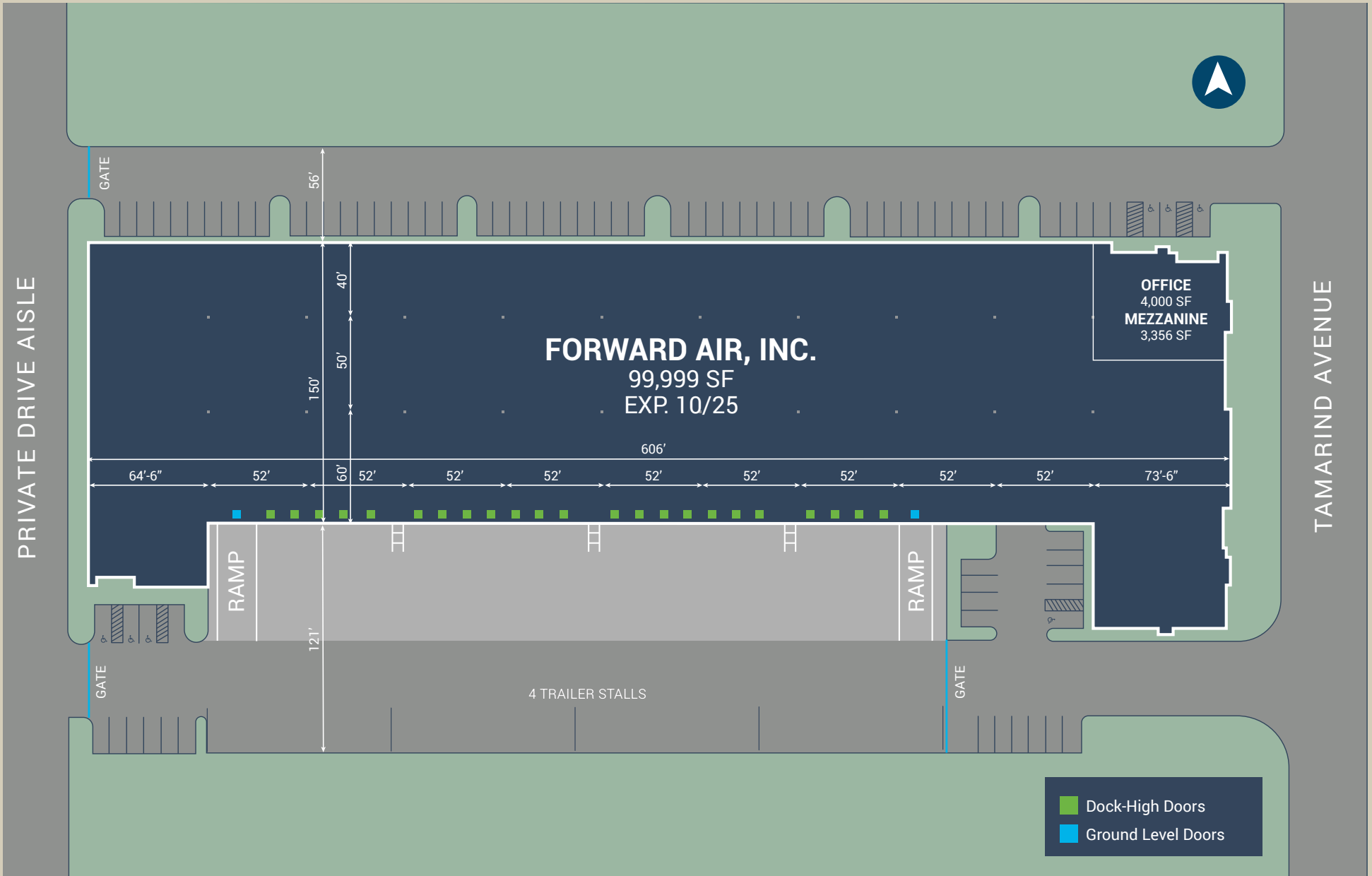


**SITE PLAN - OAKMONT KADOTA | 4039 STATE STREET, MONTCLAIR, CA**

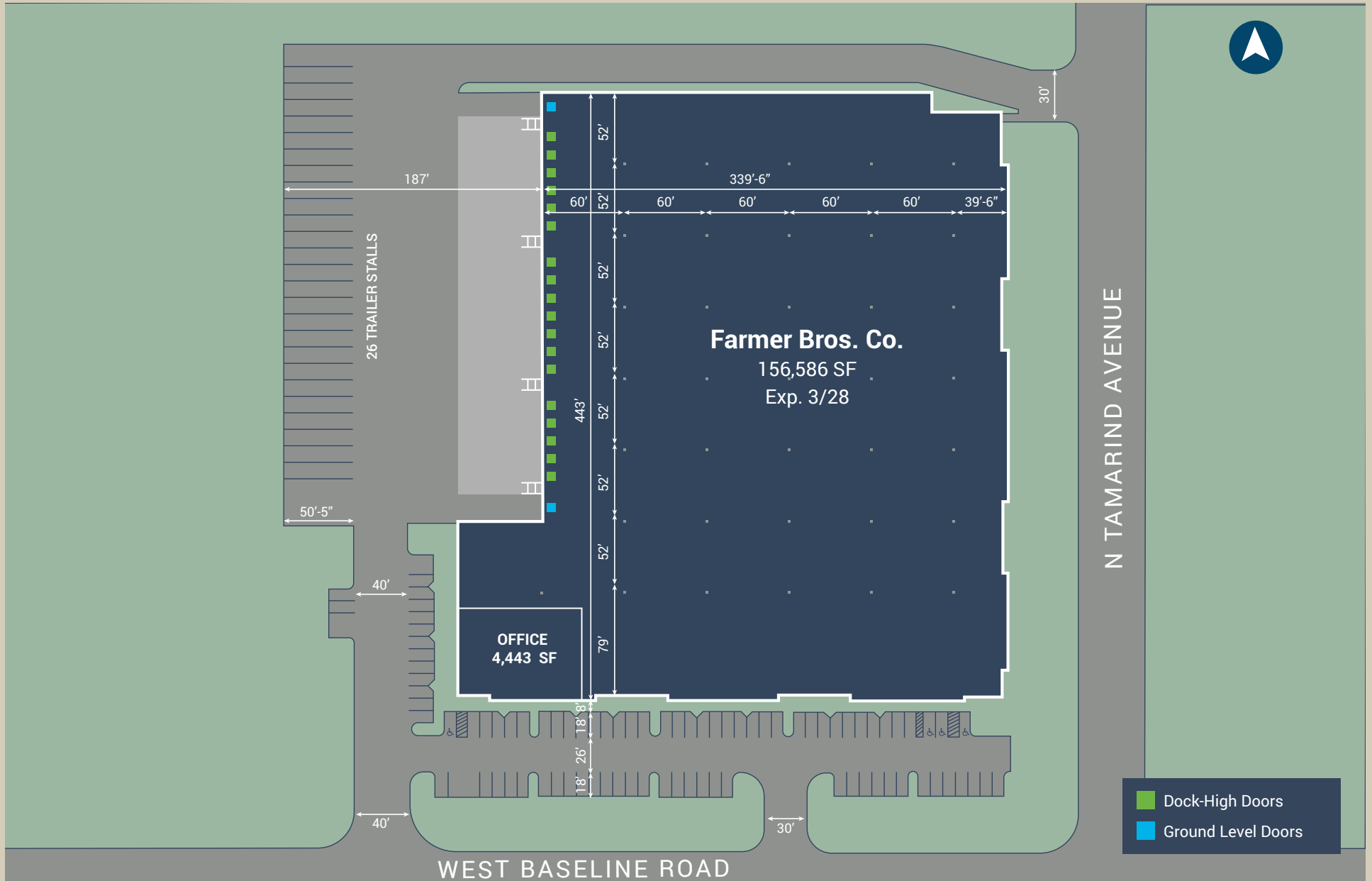




**SITE PLAN - OAKMONT TAMARIND COMMERCE CENTER | FONTANA, CA**



**SITE PLAN - OAKMONT RENAISSANCE RIALTO | RIALTO, CA**





# OAKMONT CLASS A INFILL INDUSTRIAL PORTFOLIO

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## OFFERING INTEGRATED REAL ESTATE CAPITAL MARKETS SOLUTIONS FROM STRATEGY TO EXECUTION – DELIVERED BY A SEAMLESS NATIONAL PARTNERSHIP

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