

Q1 2025 COMPLETION

# SWALLOWS CREEK

BUILDING 1 ±101,508 SF BUILDING 2 ±20,800 SF BUILDING 3 ±14,000 SF



Class A property



±30' clear height



33 dock high doors



Direct access to I-5 freeway

40

Miles to Ports of Long Beach & L.A.

50

Miles to LAX

60

Miles to Port of San Diego



DEDEAUX PROPERTIES



30700 Rancho Viejo Road · San Juan Capistrano · California

Jones Lang LaSalle Brokerage, Inc. RE license #01856260



# PROPERTY HIGHLIGHTS

DOWNLOAD SITE PLAN 



	BUILDING 1	BUILDING 2	BUILDING 3
 <b>Building SF</b>	±101,508 SF	±20,800 SF	±14,000 SF
 <b>Office SF</b>	20,000 SF / 2 stories	1,500 SF	1,500 SF
 <b>Clear height</b>	±30' minimum	±30' minimum	±24' minimum
 <b>Dock high doors</b>	31	2	0
 <b>Grade level doors</b>	4	4	1
 <b>Power</b>	2,000 amps	1,200 amps	1,200 amps
 <b>Trailer parking</b>	83 stalls	0	0
 <b>Car parking</b>	113 stalls	59 stalls	41 stalls
 <b>Sprinklers</b>	ESFR K17 at 52-psi	ESFR K17 at 52-psi	ESFR K17 at 35-psi



# BUILDING 1



## BUILDING 1 FEATURES



**±101,508**  
Building SF



**±20,000**  
Two-story office SF



**±30'**  
Minimum clear height



**31**  
Dock high doors



**4**  
Grade level doors



**2,000 AMPS**  
Power



**83 STALLS**  
Trailer parking



**113 STALLS**  
Car parking



**ESFR K17 AT 52-PSI**  
Sprinklers



# BUILDING 2



## BUILDING 2 FEATURES



**±20,800**  
Building SF



**±1,500**  
Office SF



**±30'**  
Minimum clear height



**2**  
Dock high doors



**4**  
Grade level doors



**1,200 AMPS**  
Power



**59 STALLS**  
Car parking



**ESFR K17 AT 52-PSI**  
Sprinklers



# BUILDING 3



## BUILDING 3 FEATURES



**±14,000**  
Building SF



**±1,500**  
Office SF



**±24'**  
Minimum clear height



**1**  
Grade level door



**1,200 AMPS**  
Power



**41 STALLS**  
Car parking



**ESFR K17 AT 35-PSI**  
Sprinklers



# LOCATION & DRAYAGE



Located in Southern California, Swallows Creek benefits from being in the largest Mega Region in the U.S. with **25M+ people** reaching Los Angeles and Orange County.

Site reaches **4.5M people** in San Diego County, the 6th largest county in the U.S.

**I-5 freeway frontage**, Southern California's #1 connection to San Diego and Los Angeles

**265,000 cars** per day frontage + signage on San Diego (I-5) Freeway

**7.1M population** within 60 minutes of the site

**5,000 new homes** within 10 minutes of site: Rancho Mission Viejo

**3.2M homes** within 60 minutes of site

## DRAYAGE RATE COMPARISON CHART

Source: JLL Research April 2024

Submarket	Cost Per Container (From LA/LB Port)	Difference (Cost Difference Per Container)
Anaheim	\$525	-
Fontana	\$752	\$227
Perris	\$895	\$370
Las Vegas	\$1,875	\$1,350



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**DEDEAUX**  
PROPERTIES



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