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



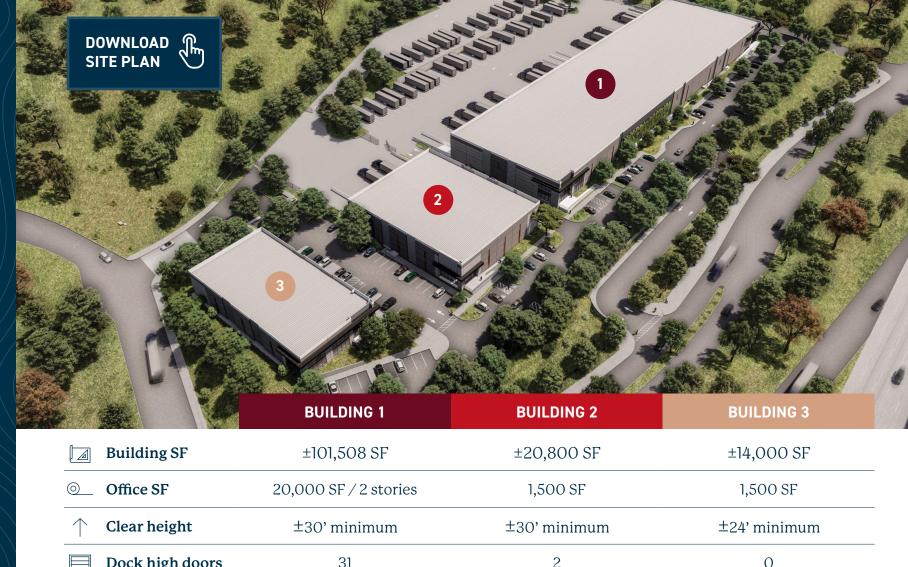
Direct access to I-5 freeway

Miles to Ports of Long Beach & L.A.

Miles to LAX

Miles to Port of San Diego





Dock high doors 31 2 0 **Grade level doors** 4 4 **Power** 2,000 amps 1,200 amps 1,200 amps **Trailer parking** 83 stalls 0 0 Car parking 113 stalls 59 stalls 41 stalls **Sprinklers** ESFR K17 at 52-psi ESFR K17 at 52-psi ESFR K17 at 35-psi

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CREEK



BUILDING 1 FEATURES



±101,508Building SF



±20,000Two-story office SF



±30'Minimum clear height



31 Dock high doors



Grade level doors



2,000 AMPSPower



83 STALLSTrailer parking



113 STALLSCar parking



ESFR K17 AT 52-PSI Sprinklers

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BUILDING 2 FEATURES



±20,800Building SF



4
Grade level doors



±1,500 Office SF



1,200 AMPSPower



±30' Minimum clear height



59 STALLSCar parking



Dock high doors



ESFR K17 AT 52-PSI Sprinklers

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BUILDING 3 FEATURES



±14,000Building SF



±1,500 Office SF



±24' Minimum clear height



Grade level door



1,200 AMPSPower



41 STALLSCar parking



ESFR K17 AT 35-PSI Sprinklers

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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

Difference

DRAYAGE RATE COMPARISON CHART

Source: JLL Research April 2024

 Submarket
 (From LA/LB Port)
 (Cost Difference Per Container)

 Anaheim
 \$525

 Fontana
 \$752
 \$227

 Perris
 \$895
 \$370

 Las Vegas
 \$1,875
 \$1,350

Cost Per Container

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SWALLOWS CREEK

30700 Rancho Viejo Road · San Juan Capistrano · California



LOUIS J. TOMASELLI

Executive Managing Director +1 949 885 2985 Louis.Tomaselli@jll.com RE license #00904844

KRIS SMITH

Industrial, Distribution, eCommerce +1 949 885 2973 Kris.Smith@jll.com RE license #01073233



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