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6.83 GROSS ACRES OF INDUSTRIAL ZONED LAND ENTITLEMENTS COMPLETED FOR SALE OR BTS OPPORTUNITY

(Approved for Two Buildings Totaling 124,261 SF)



CHARLES STREET & WESTWARD AVENUE BANNING, CALIFORNIA



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COMPASS DANBE
REAL ESTATE PARTNERS LLC

CHARLES STREET & WESTWARD AVENUE BANNING, CALIFORNIA



CONFIDENTIALITY & CONDITIONS

This offering was prepared by Cushman & Wakefield and has been reviewed by the Owner. It contains select information pertaining to this Property and does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Cushman & Wakefield or Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

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The terms and conditions set forth above apply to this Offering in its entirety.

Exclusive Agents:

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01

LAND FOR SALE

Proposed Building Features

Building A (Westward Avenue)

Size (SF)	Office (SF)	DH/GL	Trailer Parking	Parking Spaces
42,057	2,500	4/1	1	42



PROPERTY FEATURES

- Freestanding building
- 32' minimum clear height
- Concrete tilt up construction
- Secured yard
- Dock high and ground level loading
- Major industrial development in surrounding area
- Excellent access to Interstate 10 Freeway
- Located along the planned I-10 bypass
- Zoning: Industrial
- Parcel Number: 532-180-043

Building B (Charles Street)

Size (SF)	Office (SF)	DH/GL	Trailer Parking	Parking Spaces
82,204	7,500	22/2	6	100



PROPERTY FEATURES

- Freestanding building (divisible)
- 32' minimum clear height
- Concrete tilt up construction
- Large secured yards
- Dock high and ground level loading
- Major industrial development in surrounding area
- Excellent access to Interstate 10 Freeway
- Located along the planned I-10 bypass
- Zoning: Industrial
- Parcel Numbers: 532-180-045, 532-180-046

02

LAND FOR SALE

Aerial Rendering of Entitled Project

Building A: Westward Avenue

Entitled for 42,057 SF Building

2.28 AC (Gross)

2.21 AC (Proposed Net Usable area)

Parcel 1: 2.28 AC

APN: 532-180-043



Building B: Charles Street

Entitled for 82,204 SF Building

4.55 AC (Gross)

4.49 AC (Proposed Net Usable area)

Parcel 3: 2.28 AC

APN: 532-180-045

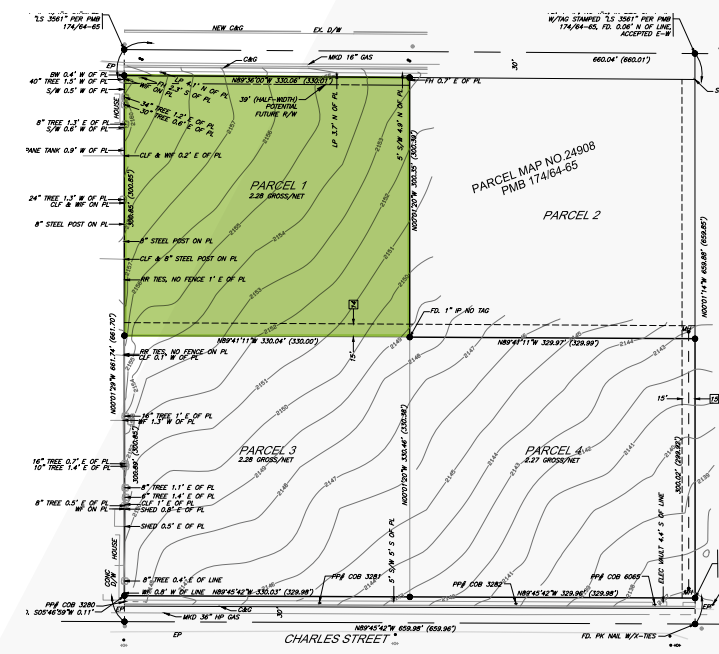
Parcel 4: 2.27 AC

APN: 532-180-046



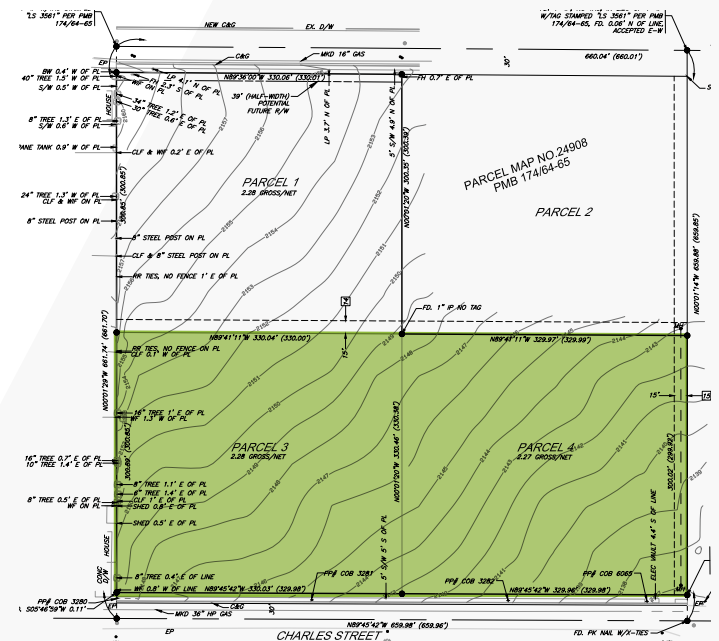
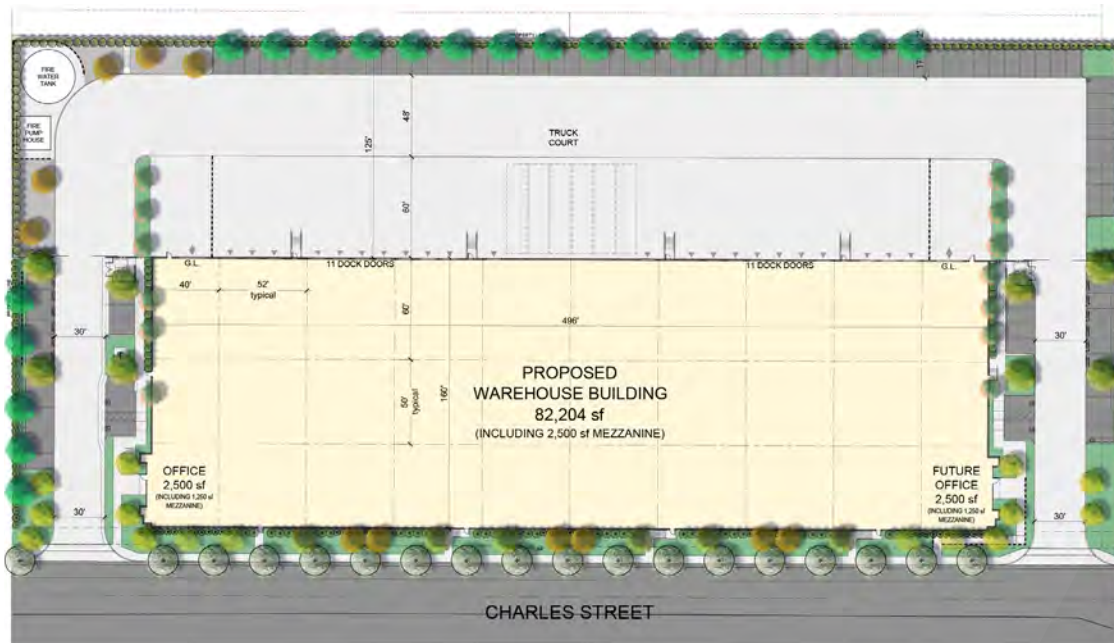
03 LAND FOR SALE

Building A (Westward Avenue)



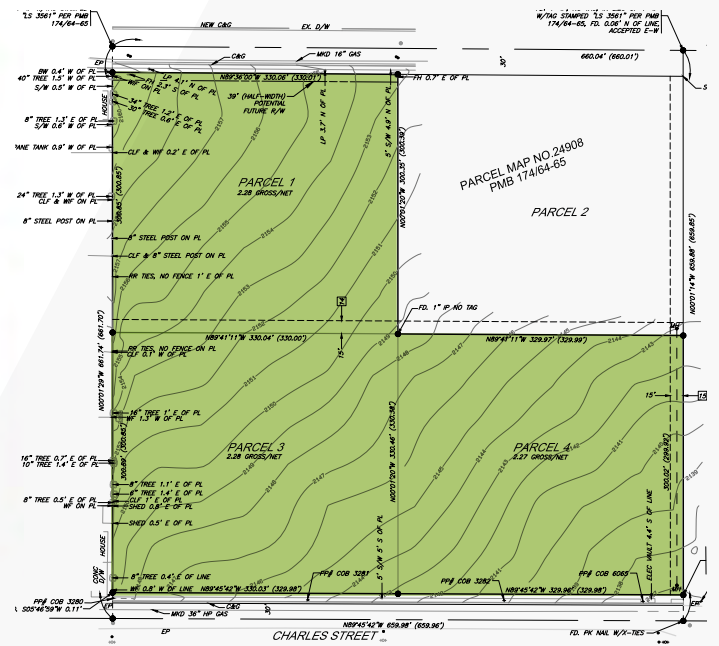
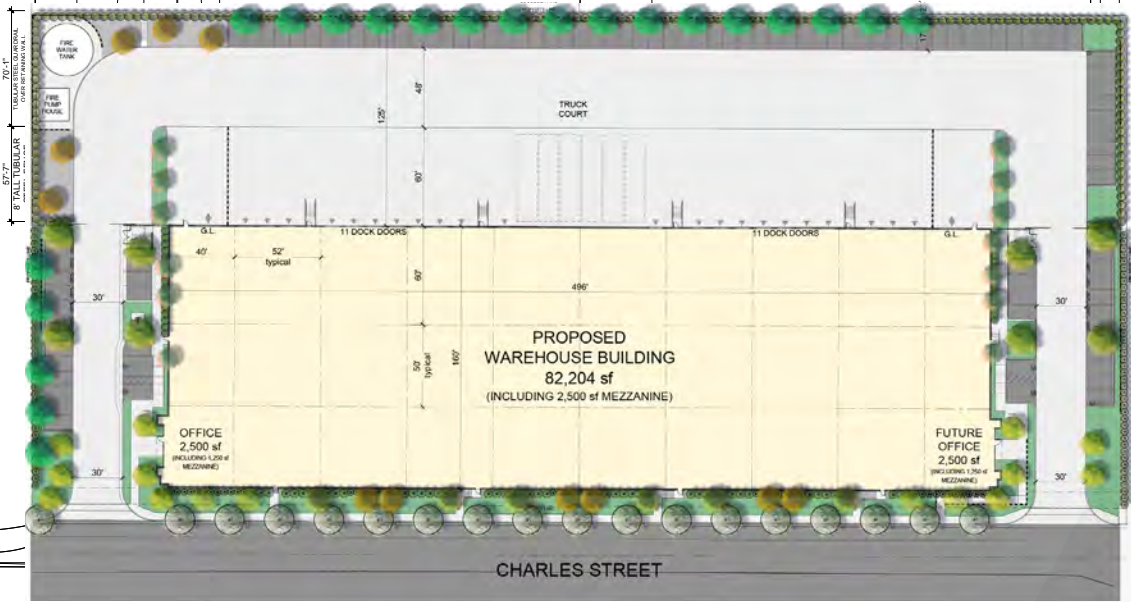
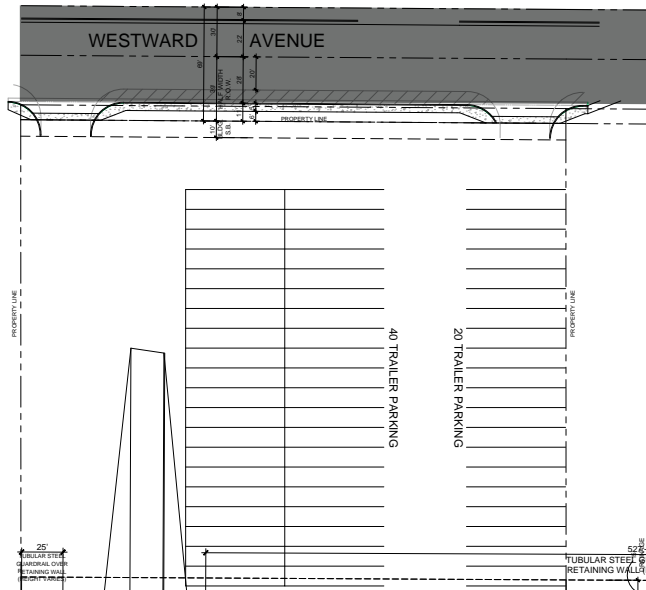
04 LAND FOR SALE

Building B (Charles Street)



05 LAND FOR SALE

Building B (Charles Street) Alternative Site Layout - Westward Avenue Property Yard Space



06 LOCAL MAP



The City of Banning is a growing Southern California community strategically located alongside Interstate 10 with connections to the Ports of Los Angeles and Long Beach, the southwestern United States, and Mexico. Banning has its own municipal airport with corporate jet operations that can easily accommodate any similarly sized aircraft. This geographical advantage positions Banning as an economically opportunistic city, creating a nexus of commerce and connectivity. (Business View Magazine – June 2023) The presence of the Union Pacific rail lines offers unlimited potential for developing railroad spurs.

Business people see opportunity in Banning. They are attracted to the community because the City has prepared itself for development by controlling the sewer, water and electric facilities. These low cost services in combination with a skilled work force, a housing supply that provides bargains for all income groups, a school district devoted to providing quality education to its students, an abundance of low-cost land, and the most favorable lease rates in all of the Inland Empire make Banning the place to locate. *Source: City of Banning*



07 REGIONAL MAP



08 DEVELOPMENT AERIAL



09

DUE DILIGENCE MATERIALS

Available Immediately Upon Opening of Escrow

- ✓ ALTA Survey
- ✓ Phase I Environmental Site Assessment
- ✓ Preliminary Soils and Infiltration Study
- ✓ Assessment for CEQA Exemption
- ✓ General Biological Assessments and Focused Burrowing Owl Surveys
- ✓ Botanical Surveys for Rare Plants
- ✓ VMT Screening Evaluations
- ✓ Traffic Analysis
- ✓ Conditions of Approval
- ✓ Filed Notice of Exemption for CEQA
- ✓ Approved Land Use Exhibits including:
 - o Site Plans
 - o Architectural Floor Plans and Elevations
 - o Conceptual Landscape Plans
 - o Photometric Plans
- ✓ Approved Preliminary Drainage Study
- ✓ Approved Preliminary Water Quality Management Plan

CONTACT

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