



1,422,012 SF Industrial Building Groundbreaking Scheduled for Q1 2024

## First Industrial Banning • Banning, CA

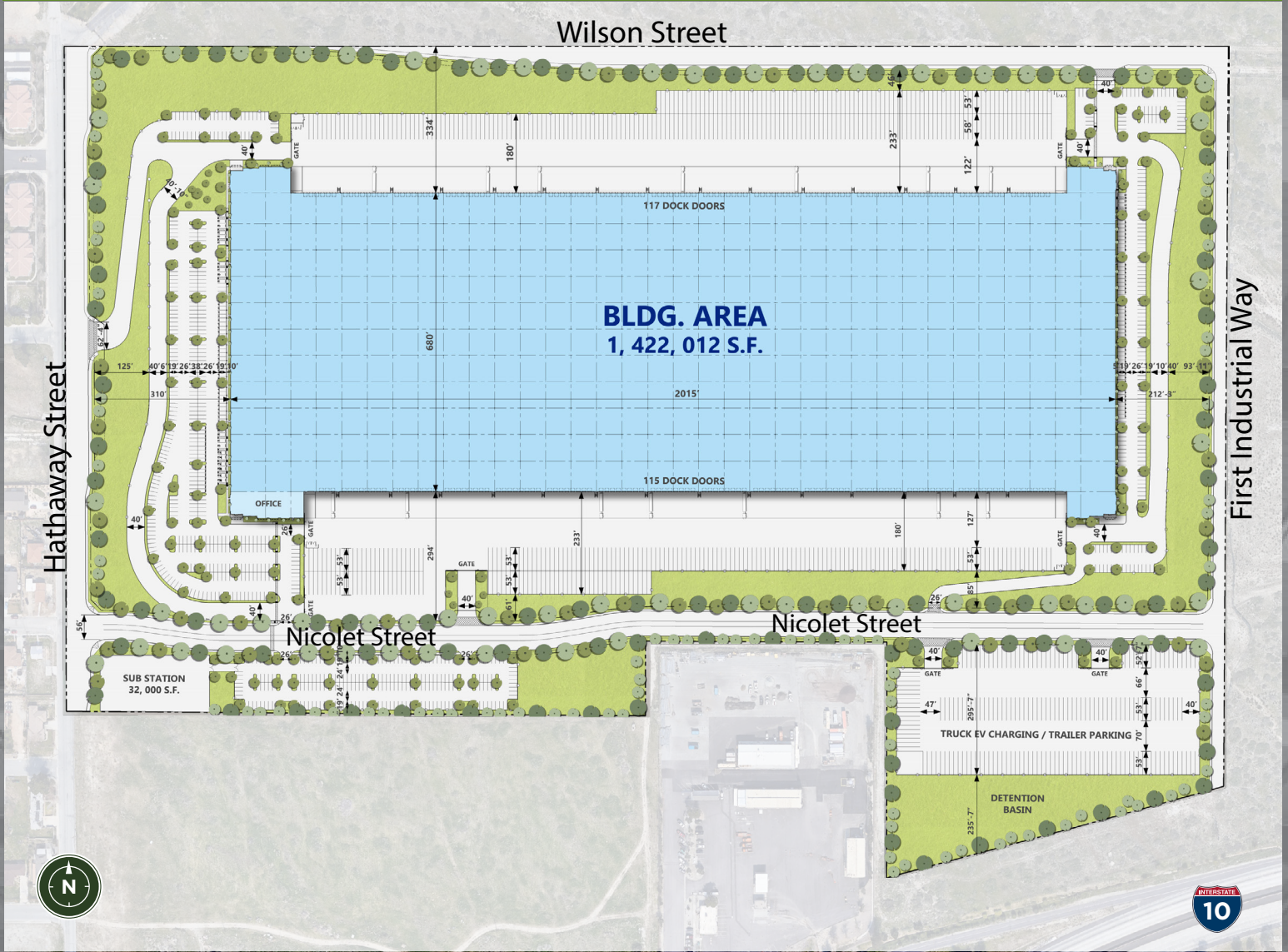
**First Industrial Banning** is a unique fulfillment/distribution facility located in the Inland Empire submarket. The site has immediate access to the I-10 via Hargrave Street. The property includes a 1,422,012 square-foot cross-dock facility on a flat, fully reinforced 9-inch slab. It features a **42' clear height**, a total of **657 trailer parking stalls**, an offsite trailer parking lot stubbed for truck charging, and **180'-233' truck courts**. The property can be delivered with up to **12,000 amps** provided by the City of Banning Electric Utility (BEU), which has an energy portfolio that is currently 81% renewable across all energy sources. Large nearby corporate occupiers include: Sketchers, Lowes, Amazon, Shein Group, Wolverine Footwear, Estes, iFit, Rudolph Foods and CJ Foods.

### Highlights

- Available Space:** 1,422,012 SF on 94.86 Acres
- Sprinkler System:** ESFR (K25 Heads)
- Loading:** 232 DH Doors, 4 GL Doors
- Clear Height:** 42'
- Building Power:** The West End will have an 8,000amp UGPS with one (1) 4,000amp switchgear with a separate electrical room. The East End will have one (1) 4,000amp UGPS and one (1) 4,000amp switchgear with a separate electrical room. Total Power infrastructure is 12,000amp's
- EV Parking:** Truck/EV charging potentially available
- Trailer Parking:** On site: 476  
Offsite : 181
- Car Parking:** 875 Spaces
- Office Space:** Build-to-Suit
- Zoning:** Industrial Business Park
- Easy Access:** I-10 Freeway



Site Plan



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