

# INDUSTRIAL

Sizable amounts of quality and freeway visible land open for new development.



The Inland Empire (IE) is one of the top industrial real estate markets in the U.S. With 22 million people living within 100 miles of the IE, demand for warehouse space as well as entitled land remains high for industrial real estate in the region. Positioned close to the ports of Los Angeles and Long Beach, the inflow of goods directly feeds the big-box distribution warehouses in the region, and across the country. Large parcels of land remain scarce, causing developers to expand into the IE East and IE North. Combined with the strong demand for retail space in the IE due to increasing employment rates and the insatiable demand for goods from the affluent consumer base of Southern California, vacancies are at an all-time low, while taking rents and new construction continue to hit historic highs.

## WHY CHOOSE BARSTOW?

- ▶ Barstow's pro-business approach includes business assistance, processing permit and license applications with expediency, incentives, and excellent customer service.
- ▶ Barstow offers numerous tax incentives, has no utility user tax, and is a designated Opportunity Zone and Recycling Market Development Zone.
- ▶ Outstanding transportation corridors provide easy access to Southern and Northern California, Nevada, Arizona and beyond via interstates, Amtrak, and Victor Valley Transportation Authority buses.
- ▶ The City of Barstow is a logistics hub and is located on BNSF Railway's main transcontinental rail line.
- ▶ With access to America's Job Center of California and vocational training programs with the local college, companies are able to customize key job skills and train potential employees as needed.
- ▶ Barstow's ready-to-work population along with a vast talent pool located within a 45-minute radius gives manufacturers and industry a key advantage when they need to scale up operations.

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