



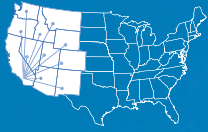
**World
Logistics
Center**

**2,600 Acre Master-Planned
Logistics Center**

**Next Phase Delivery
Fourth Quarter 2025**



Introducing the future of logistics



Reach

Reach 80 million customers overnight — 14 hour drive to the 11 western states, and its \$4 trillion combined GDP.



Access

Direct access to the nation's two busiest ports, Los Angeles and Long Beach. Adjacent to major transportation infrastructure with 3 off-ramps directly onto the property.



Sustainability

Largest Net Zero GHG project of its kind with on-site green fuel power generation, and planned future sustainability initiatives.



Workforce

Over one million skilled and semi-skilled workers within 20 minutes of your doorstep.



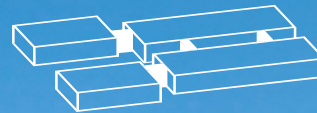
People Focused

Designed to attract and retain the best employees, with on-site amenities that enhance workforce satisfaction and well being.



Super-sized

Buildings up to 80 feet tall, allowing for increased capacity and the latest in automated material handling systems.



Consolidation Possibilities

Unlimited possibilities for future expansion and for consolidation of multiple facility locations onto one campus.



Power-full

Dedicated on-site electrical substation sized to support all current and future power needs.

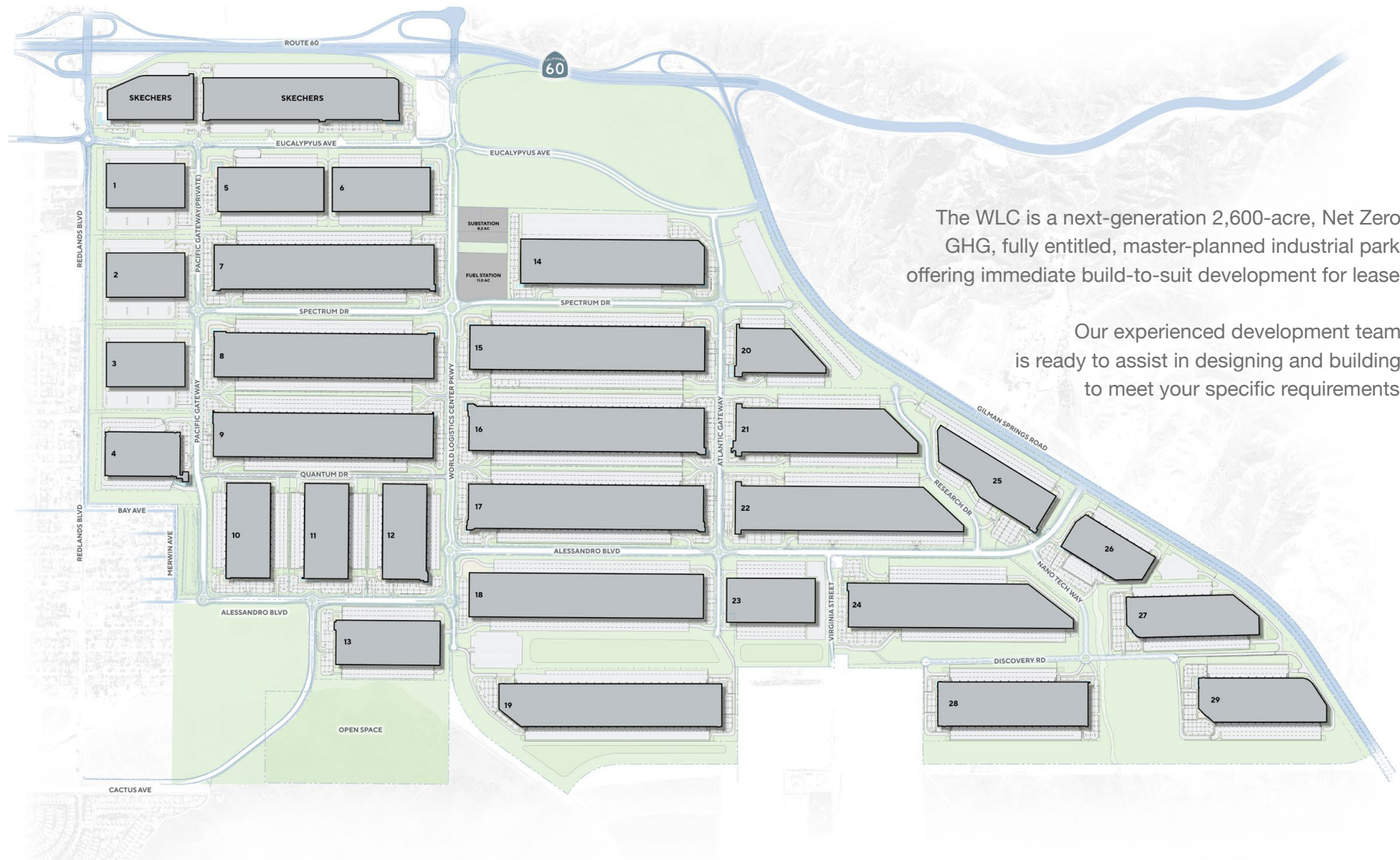




Exceeding the standards of
tomorrow's distribution center

CONSOLIDATE ALL OF YOUR SOUTHERN CALIFORNIA WAREHOUSES IN A SINGLE CAMPUS

Buildings from 700,000-2M Square Feet



The WLC is a next-generation 2,600-acre, Net Zero GHG, fully entitled, master-planned industrial park, offering immediate build-to-suit development for lease.

Our experienced development team is ready to assist in designing and building to meet your specific requirements.

BUILDING – SQUARE FOOTAGE

BUILDING 1	750,000 SF	BUILDING 7	2,075,469 SF	BUILDING 13	993,894 SF	BUILDING 19	1,990,682 SF	BUILDING 25	1,024,747 SF
BUILDING 2	750,100 SF	BUILDING 8	2,072,163 SF	BUILDING 14	1,724,470 SF	BUILDING 20	723,030 SF	BUILDING 26	709,507 SF
BUILDING 3	750,100 SF	BUILDING 9	2,071,384 SF	BUILDING 15	2,209,857 SF	BUILDING 21	1,616,115 SF	BUILDING 27	1,076,964 SF
BUILDING 4	717,655 SF	BUILDING 10	901,183 SF	BUILDING 16	2,223,157 SF	BUILDING 22	1,987,266 SF	BUILDING 28	1,418,643 SF
BUILDING 5	1,001,000 SF	BUILDING 11	900,522 SF	BUILDING 17	2,221,380 SF	BUILDING 23	756,400 SF	BUILDING 29	1,133,988 SF
BUILDING 6	927,550 SF	BUILDING 12	906,870 SF	BUILDING 18	2,211,941 SF	BUILDING 24	1,952,946 SF		

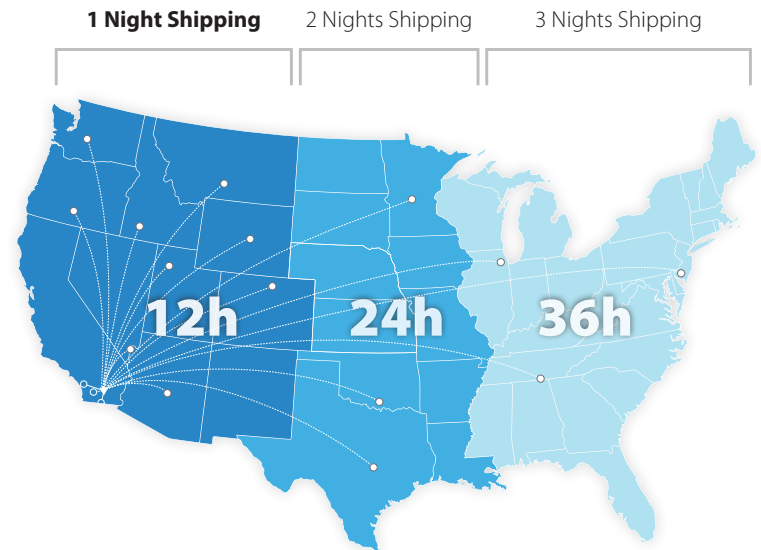
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Perfectly positioned in the heart of Southern California's Inland Empire with direct access to the Ports of LA and Long Beach

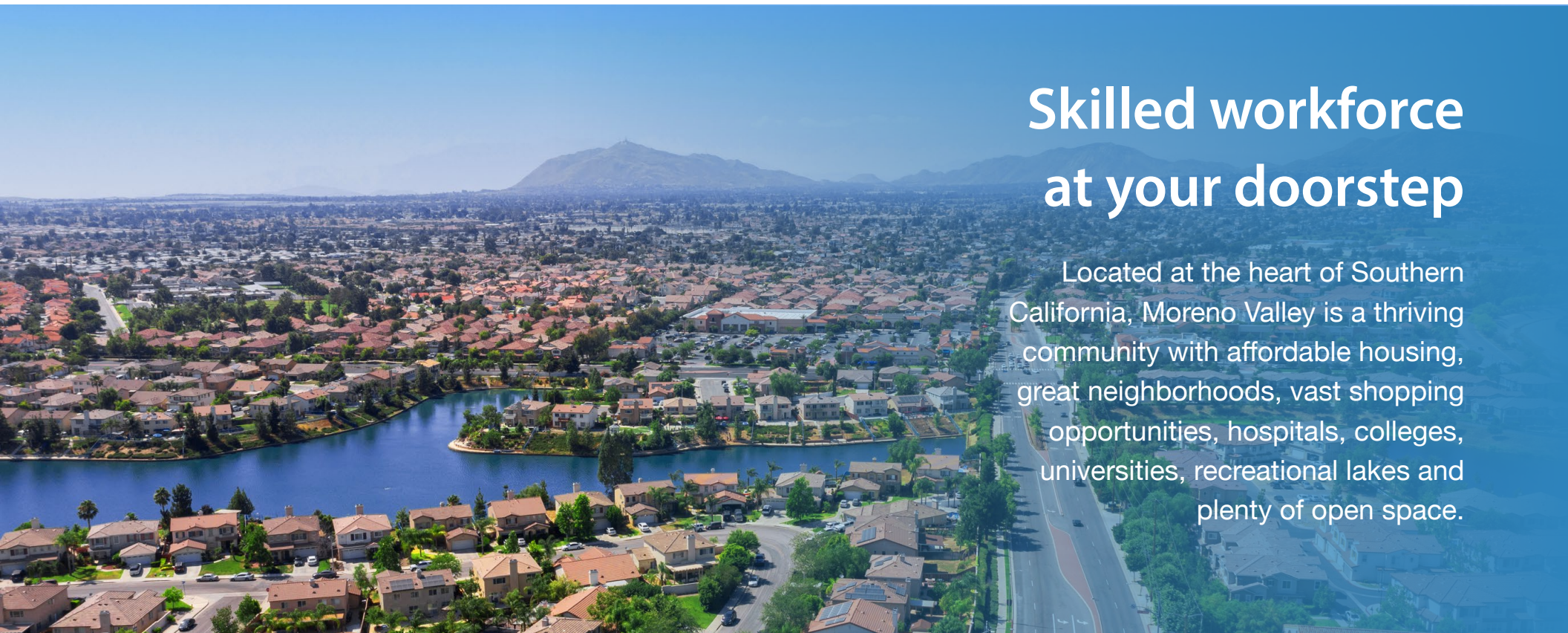


Located at the gateway to the Pacific Rim markets, with a combined GDP of over \$30 trillion of market opportunities.

Strategically located to access all North American markets



The World Logistics Center places you at the center of America's largest distribution and manufacturing hub: One night drive to the 11 Western States and 36 hours to all US markets.



Skilled workforce at your doorstep

Located at the heart of Southern California, Moreno Valley is a thriving community with affordable housing, great neighborhoods, vast shopping opportunities, hospitals, colleges, universities, recreational lakes and plenty of open space.

Setting the standard for sustainable development

Sustainability, green initiatives and an ethos of responsible development are at the core of World Logistic Center's DNA. The project will set the industry standard for earth conscious design, development and operation, at a level not previously seen.



Sustainable Design

The entire project is designed with sustainability as a core feature. Every part of WLC has been meticulously designed with this key focus.

LEED Standards

All buildings are designed and built to meet strict LEED development and operational standards.

Green Fuel Friendly

Alternative green fuel, hydrogen, and electric charging will all be available at the project's central fueling station.

Sustainable Construction

All diesel equipment will meet the EPA Tier 4 standard, providing for the lowest emissions and reduced impact to the environment.

Net Zero

WLC is the largest Net Zero GHG project of its kind. All greenhouse gas emissions have been offset for the entire project.

Solar Prepped

Site-wide solar energy production systems and infrastructure to compliment solar energy systems.

People Focused

Water features, trails and landscaping throughout the property have been beautifully designed to transform the user experience with a distinct focus on sustainability and quality of life.

Reverse Commute

WLC's location provides for easy access with counter-traffic flow patterns, which means less congestion and lowered use of fossil fuels for employees, deliveries and visitors.



World Logistics Center

Highland Fairview, 29000 Eucalyptus Avenue, Moreno Valley, CA 92555

For inquiries contact: contact@theworldlogisticscenter.com

 **Highland Fairview**