

# THE RANCH BY FIRST INDUSTRIAL



SIX (6) STATE OF THE ART INDUSTRIAL BUILDINGS

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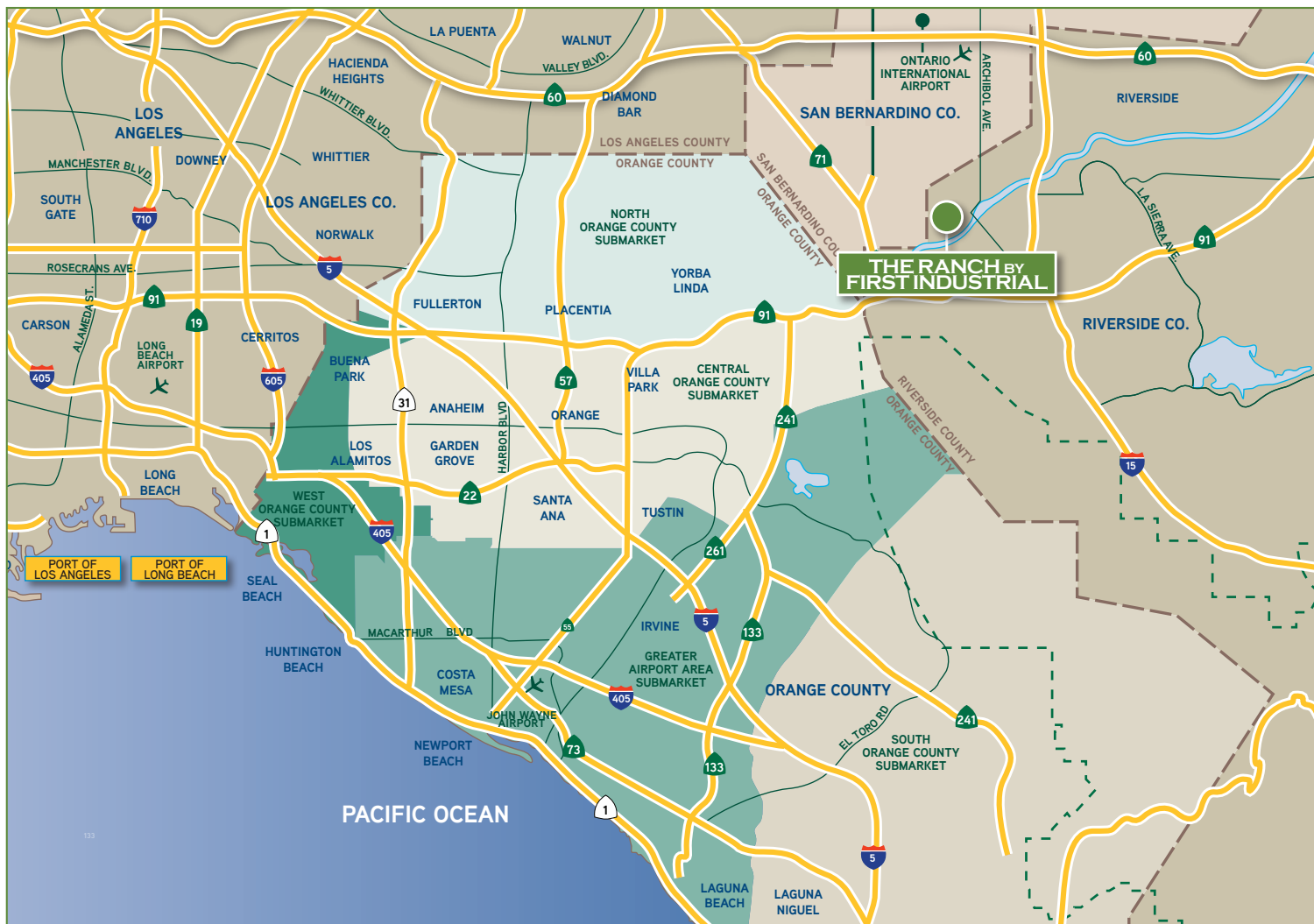
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**LOCATION OVERVIEW**

Regional Map



Project Description

The Ranch by First Industrial is comprised of six intelligently-designed buildings totaling 936,000 SF specifically for light manufacturing, assembly, warehouse and distribution in an inviting, drought tolerant landscaped environment. These buildings will feature state of the art features such as ESFR sprinkler systems, 30 to 32 foot minimum clearance, LED warehouse lighting, concrete truck courts and extensive street frontage along wide, impressive public streets. This project is a 50 acre master-planned business park in the West Inland Empire submarket of Los Angeles.

**SITE PLAN**



Project Features



	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6
Building Area	49,571 SF	155,742 SF	137,358 SF	301,388 SF	220,707 SF	71,234 SF
2-Story Office Area	±5,000 SF	±5,000 SF	±5,000 SF	±5,000 SF	±5,000 SF	±5,000 SF
Minimum Clear Height	30'	32'	32'	32'	32'	30'
Sprinkler System	ESFR (K-25 Heads)	ESFR (K-25 Heads)	ESFR (K-25 Heads)	ESFR (K-17 Heads W/ Diesel Pump)	ESFR (K-17 Heads W/ Diesel Pump)	ESFR (K-25 Heads)
Warehouse Lighting	LED	LED	LED	LED	LED	LED
Dock Level Loading	9	25	23	42	28	10
Ground Level Loading	1	2	2	2	2	2
Amps/Capacity	800 A (4,000 Amps Capacity)	2,000 A (4,000 Amps Capacity)	2,000 A (4,000 Amps Capacity)	2,000A (4,000 Amps Capacity)	2,000A (4,000 Amps Capacity)	800A (4,000 Amps Capacity)
Automobile Parking	65	138	134	176	175	88
Trailer Parking	0	29	0	84	48	0