

Kaiser Commerce Center

Unincorporated San Bernardino County, California



Kaiser Commerce Center, Unincorporated San Bernardino County, California

From Slag Field to State-of-the-Art Distribution Center

The Kaiser Commerce Center is now owned and operated by Catellus' parent company, ProLogis (NYSE: PLD)

A former steel mill became a thriving business park in one of the most active distribution regions in the nation. Catellus purchased the 588-acre site in August 2000 with plans to redevelop the former steel mill location into a regional distribution center for the movement of goods. The Inland Empire area serves as the major distribution center for the southwestern United States.

The site represents the last major new development in greater Los Angeles and offers direct, on-site access to the Union Pacific and Burlington Northern Santa Fe freight rail lines. The property has convenient access to Interstates 10 and 15 and is within a short drive of Ontario Mills Shopping Center, one of California's largest regional malls.

Project Summary

- 588-acre site
- Master-planned, 8.5-million-square-foot business park development
- Conversion of former industrial site
- Extensive work with public agencies
- Environmental remediation
- Infrastructure planning
- Community Facilities District to facilitate infrastructure financing

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About Catellus

Catellus is a master developer focused on creating some of the most innovative and sustainable mixed-use developments in the nation.

Catellus has 25 years experience transforming former brownfields, military land and airports into developments that include retail, commercial, residential and other public uses. Catellus delivers on all aspects of a project, including site planning, entitlements, public financing and sustainable design.

As a ProLogis company, Catellus is uniquely positioned to deliver on the nation's increasing demand for well-planned, mixed-use developments.



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Turning Vision Into Reality

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Project Development

Located in the center of the Inland Empire industrial market, adjacent to Catellus' successful Crossroads Business Park and Rancho Cucamonga Corporate Park, Kaiser Commerce Center accommodates up to 8.5 million square feet of new development. As the first and largest redevelopment site governed by the County of San Bernardino, Kaiser Commerce Center also enjoys strong public support and an approved specific plan.

Catellus worked closely with the County of San Bernardino Redevelopment Agency's planning staff and Board of Supervisors to approve various aspects of the project, which included the following remediation:

- Removing seven miles of buried pipe
- Diversion of demolition materials from the landfill
- Recycled scrap steel and wire
- Concrete and asphalt crushed into 160,000 tons of base material
- Recycled 500 tons of tires
- Dismantled and relocated 400,000-square-foot building

Financial Structure

Catellus purchased the land for approximately \$10 million and worked with San Bernardino County to form a Community Facilities District to finance approximately \$25 million of infrastructure at the project.

Catellus successfully secured \$18.7 million in grant money to fund the reconstruction of new freeway interchange ramps that serve the project and are a significant infrastructure upgrade for the region.

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For more information, contact Catellus at 303-567-5700 or www.catellus.com

