

# OAKMONT

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## INDUSTRIAL GROUP

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**For Immediate Release**  
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### **OAKMONT INDUSTRIAL GROUP CLOSES ON 31-ACRE INFILL SITE WITHIN INLAND EMPIRE; PLANS 617,500 SF INDUSTRIAL PARK.**



IRVINE, CA – Oakmont Industrial Group has acquired a 31-acre site on Baseline Road in Rialto, California. The seller is Lewis-Hillwood Rialto Company, a joint-venture partnership between Lewis Operating Corp. of Upland, California, and Texas-based Hillwood Properties.

The Rialto site is located at the junction of the 210 Freeway and Interstates 215, 15 and 10, and is one mile from the Rialto Municipal Airport. This infill property is currently entitled for homes, however it was previously zoned industrial and is located in an area of Rialto called the Rialto Industrial Redevelopment Project. Working in conjunction with the City of Rialto's Economic Development Corporation (EDC), Oakmont plans to re-entitle the property and develop a state-of-the-art industrial business park designed to typical Oakmont specs, including full concrete truck courts, ESFR fire sprinkler systems and clear heights between 30'-32'. The multi-building park will be designed specifically to meet LEED-certified "Core & Shell" standards.

Oakmont has long been a firm believer in the strength of the Los Angeles Basin, given the area's tight market conditions and high level of demand. With its close proximity to the Ports of Los Angeles and Long Beach and access to major interstates, the Inland Empire continues to prove itself as one of the nation's fastest growing industrial markets.

Oakmont's Southern California Regional Partner, Tim Howard, was thrilled to add to the firm's portfolio in Rialto. Currently it includes the former El Rivino Golf Course, a development project slated for nearly four million square feet of industrial product. Howard noted, "We are appreciative of the opportunity to work with a quality seller such as Lewis. We are extremely excited about the project, as its location and size make it a unique development opportunity. Currently there is a lack of new, state-of-the-art product within the size ranges we are planning to build in other infill markets such as the San Gabriel Valley, Ontario, Chino and Mira Loma."

Howard added, "Oakmont is a member of the United States Green Building Council (USGBC) and this development will fit within our company's initiative for all new developments nationwide to be LEED certified."

Randall Lewis, Executive Vice President of Lewis Operating Corp., was also pleased with the outcome of the transaction, stating, “We believe that this will be one of many transactions with Oakmont and further illustrates the fact that Rialto is an emerging market and a dynamic place to do business.”

### **About Oakmont Industrial Group**

[Oakmont Industrial Group](#) is a fully integrated industrial real estate development and management company based in Atlanta, Georgia. Founded in 1996, the company develops state-of-the-art warehouse/distribution facilities located in quality business park environments. Oakmont is active on both coasts with a development pipeline totaling 12.5 million square feet. The company has offices in Georgia, California and New Jersey.

The firm invests the majority of its capital in the development of high-quality, Class “A” bulk distribution industrial product. Oakmont's development platform is based on designing and delivering projects that provide tenants with highly functional, high-quality space at competitive rent structures.

Oakmont has executed leases across the country with the following quality corporations: Kimberly-Clark, Firestone, The Home Depot, General Motors Corporation, Sears Logistics Services, Corporate Express, Chick-fil-A, Panalpina, Continental Airlines, BellSouth, Superior Essex, Scholastic Book Fairs, AMR, Corinthian Industries, Facet Technologies, Orcon Corporation, Dornbracht USA, New Breed Logistics, Arnoni Aviation, Citgo Petroleum, DHL Logistics, Illinois Tool Works, Sub-Zero Distributors, AIT Worldwide Logistics, Ecolab, Gulf South Medical Supply, Aloha Freight Forwarders, Geo Logistics, Service Express, Ford Motor Company, Sekisui SPR Americas, Expo Plus, and Garden Fresh Restaurant Corporation.

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