

**John Dobrott, President of the Industrial Division at Conor Commercial Real Estate, discusses Southern California's Inland Empire region and the firm's activity within the market.**

California's Inland Empire is regarded as one of the most robust industrial real estate markets in the country. With a population of more than 23 million people, the area is centrally located and easily accessible to the largest port complex in North America, positioning it as the industrial hub of the Western United States. The market attracts businesses that service this large population, as well as receive and distribute goods throughout North America. Fortune 500 companies, major multinational firms and the e-commerce industry have staked out significant positions within the Inland Empire and continue to expand operations. With Conor Commercial strategically located in Southern California, in close proximity to the Inland Empire, we have enjoyed a long-standing history serving the market and are well-positioned for continued growth.

The firm is currently wrapping up the 1,013,460 square foot, LEED-Silver Redlands Logistics Center in Redlands, California. Prior to groundbreaking, a full-building tenant committed to occupy the Class A facility and completed the acquisition of

the property upon completion earlier this year. The building incorporates various upgrades, such as a 40' clear roof and super flat ductilecrete floors to suit the requirements of the owner-user.

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We are also underway on Corona Crossroads Business Park, a two-building speculative development located in the western region of



the Inland Empire. In addition, Conor Commercial recently launched Pacific Commons Logistics Center in Fremont, California. The 816,970 square foot industrial building was designed to accommodate a single or multiple users that benefit from significant warehouse/distribution advantages offered by the contemporary facility.

As the Inland Empire remains at its peak with no signs of slowing down, Conor Commercial is positioned for expansion within the region. We anticipate sustained positive market conditions and look forward to growing our development services and portfolio as demand within the Inland Empire remains strong.



**John Dobrott**  
**President - Industrial Division**



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In his role as President - Industrial Division, John oversees the firm's industrial development initiative and provides strategic management of

Conor Commercial's land holdings, build-to-suit opportunities, leasing and disposition. He offices within the firm's Irvine, California regional office and directs Conor Commercial's industrial development activities throughout the Western and Southwestern regions and the State of Texas.

John is recognized as a seasoned real estate development veteran who delivers entrepreneurial results backed by the strength and vitality of Conor Commercial Real Estate and the McShane organization.