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April 2026

## Logistics Company Secures 500,000 SF Class A Distribution Facility in Ontario, California

*MacLeod & Co. Represents Tenant in Inland Empire West's Constrained Large-Block Market*

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ONTARIO, CA — April 2026 — MacLeod & Co. announced today that it has successfully represented an e-commerce and logistics company headquartered in China in the lease of a 500,000-square-foot Class A industrial facility in Ontario, California. The transaction marks a major expansion for the client as it scales both its e-commerce fulfillment and transload operations across the Western United States.

The facility features 30-foot minimum clear height, 58 dock-high doors, and 72 trailer stalls, including a highly sought-after additional yard for trailer parking — a rarity in today's Inland Empire West industrial market.

While the broader market continues to offer a significant number of available buildings between 100,000 and 499,999 square feet, opportunities at or above 500,000 square feet remain limited and constrained. That dynamic makes negotiations more difficult and makes it harder for tenants to achieve real economic value on leases of this size.

MacLeod & Co. identified and secured a unique opportunity: a building that, according to CoStar, had been on the market for nearly two years. That long market time created an opening to negotiate from a position of leverage while still matching the tenant's core operational requirements.

From the initial letter of intent on February 7, 2026, to executed lease documents on March 31, 2026, the transaction moved from first paper to completion in less than two months.

The Tenant will utilize the facility for both its e-commerce fulfillment operations and its transload business, taking advantage of a highly functional distribution building with historically low operating expenses, additional trailer parking, and a prime central Inland Empire West location. The property offers close proximity to FedEx and UPS hubs, near access to Ontario International Airport, and direct connectivity to Interstate 10, Interstate 15, and State Route 60.

*"Large-block industrial leases require a different level of strategy and execution," said Chase MacLeod, CEO of MacLeod & Co. "When availability is constrained at 500,000 square feet and above, tenants need more than building tours. They need market intelligence, timing, and negotiation leverage. In this case, we found a building that fit the client operationally and then structured the transaction to create meaningful value."*

MacLeod & Co. negotiated the lease to maximize free rent and early occupancy so the tenant could begin ramping up and racking the facility efficiently. The team also secured a below-market starting rental rate while negotiating a healthy tenant improvement allowance, creating a materially stronger outcome than a standard lease process would typically produce.

### Deal Details



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<b>Tenant</b>	Withheld
<b>Location</b>	Ontario, California
<b>Building Size</b>	500,000 SF
<b>Building Specs</b>	Class A warehouse — 30' min. clear height — 58 dock doors — 72 trailer stalls
<b>Lease Term</b>	66 months
<b>Landlord</b>	Majestic Realty Co.
<b>Representation</b>	MacLeod & Co. exclusively represented the tenant

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### **About MacLeod & Co.**

MacLeod & Co. is a commercial real estate brokerage specializing in the sale and leasing of industrial properties throughout Southern California. The firm focuses on representing tenants, owners, and investors in high-value transactions across key logistics markets, with a particular emphasis on the Inland Empire. Since its founding in 2021, MacLeod & Co. has sold and leased over \$800 million of transactions from Southern California, to Texas to the Carolinas.

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