

Ross Stores Leases 1 MSF of CA Industrial Space

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by IvyLee Rosario

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Ross Stores Inc. has signed a lease agreement with [Wonderful Real Estate](#) to occupy more than 1 million square feet of industrial space at [Wonderful Industrial Park](#), a fully-entitled, world-class distribution center in Shafter, Calif.

Located at 4100 Express Ave., the 1.6-acre facility is a rail-served industrial development entitled for 26 million square feet. The property currently features 7.6 million square feet of completed building space. The park comprises an onsite rail yard with more than 17,000 feet of track. It is also equipped with a high-speed fiber optics network with 10 gigabytes in place, easily upgradable to 40 gigabytes. The property is within close proximity to Interstate 5, Highway 99 and 58, as well as the Port of Los Angeles, the Port of Long Beach and the Port of Oakland.

Ross has been an occupant of [Wonderful Industrial Park](#) since 2014 and currently owns a 1.7 million-square-foot distribution center located near the new site. Other major tenants include Target, American Tire Distributors, DMSI, MRC Global, Formica and Essendant, which signed a 405,299-square-foot built-to-suit lease with Wonderful Real Estate in December.

"We are very pleased that Ross chose Wonderful Industrial Park for its expansion. They have enjoyed success here, as have other retailers, manufacturing and distribution companies because of the ready access to a dependable labor pool living within minutes of the park. Further, occupants of WIP have benefited by having exceptionally large trailer and equipment parking space that has increased the efficiency of importing goods from the Ports of Los Angeles and Long Beach," **said Joe Vargas, president of [Wonderful Real Estate Development](#)**, in a prepared statement.

Image courtesy of Wonderful Real Estate Development

