



CONCEPTUAL DEVELOPMENT STUDY

Spec Distribution Center

A 256,620 SF rear-load industrial building on a corner site of about 13 acres in Southern California.

256,620
SQUARE FEET

36'
CLEAR
HEIGHT

39
DOCK
DOORS

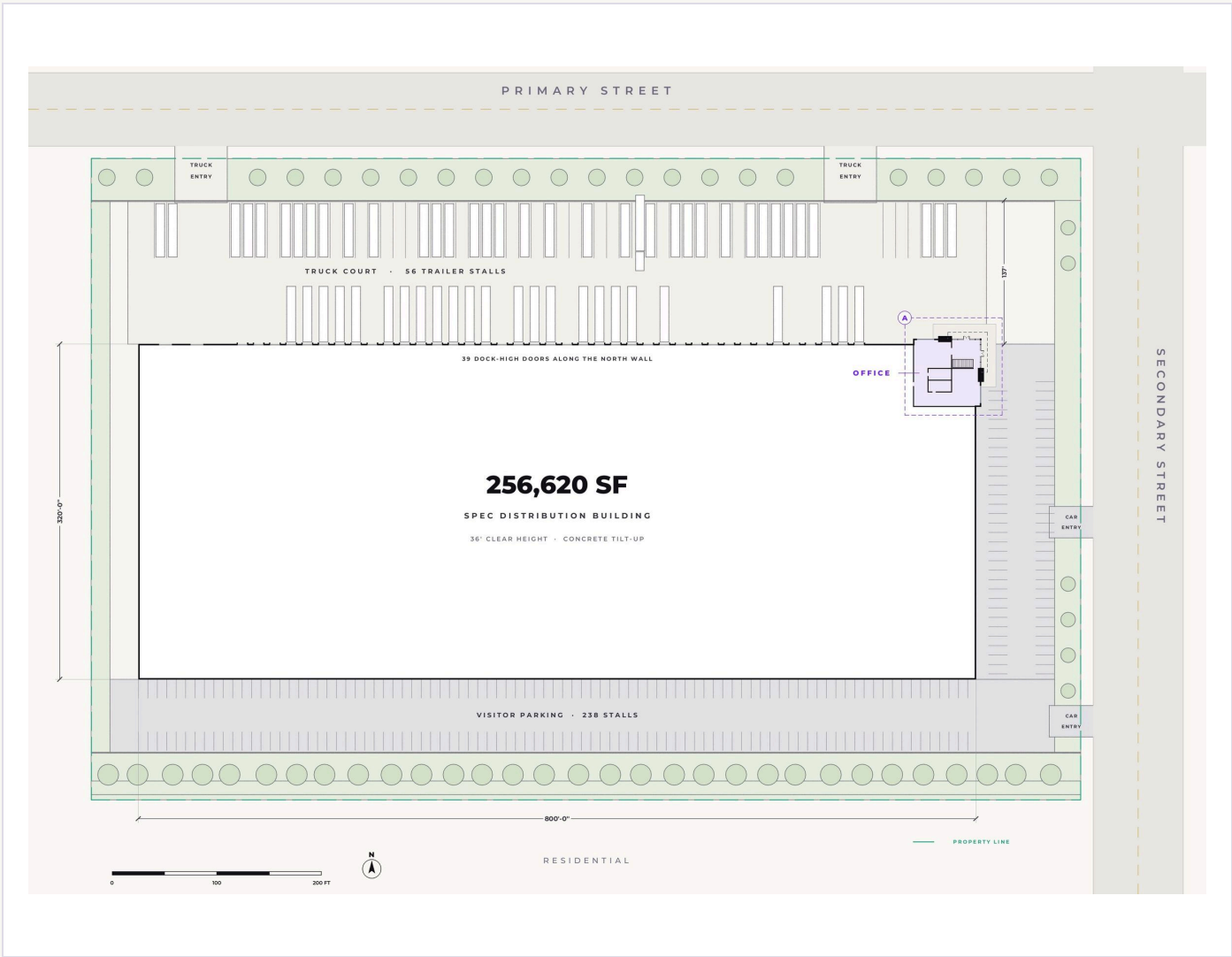
56
TRAILER
STALLS

Portfolio piece · Real Estate AI Studio

PROGRAM

Rear-load distribution

Building area	256,620 SF
Footprint	800' x 320'
Clear height	36'
Site coverage	44%
Dock-high doors	39
Grade-level doors	2
Trailer stalls	56
Auto parking	238
Truck access	2 drives
Car access	2 drives

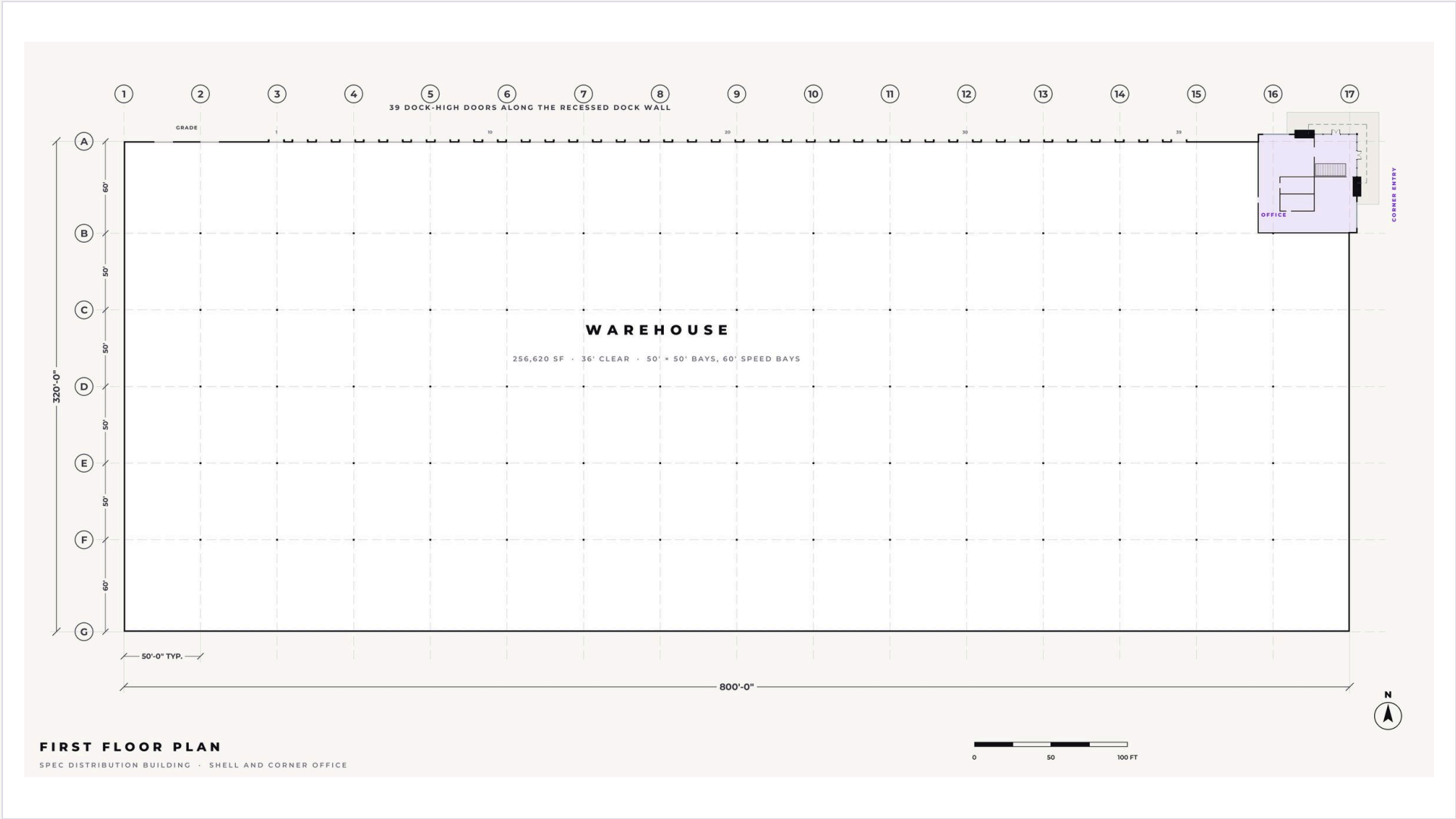


LAYOUT

One building, two fronts

Trucks enter from the primary street into a north-facing court, and cars enter from the secondary street to parking on the east and south sides, with the office facing the visitor parking and landscape buffers toward the homes to the south.

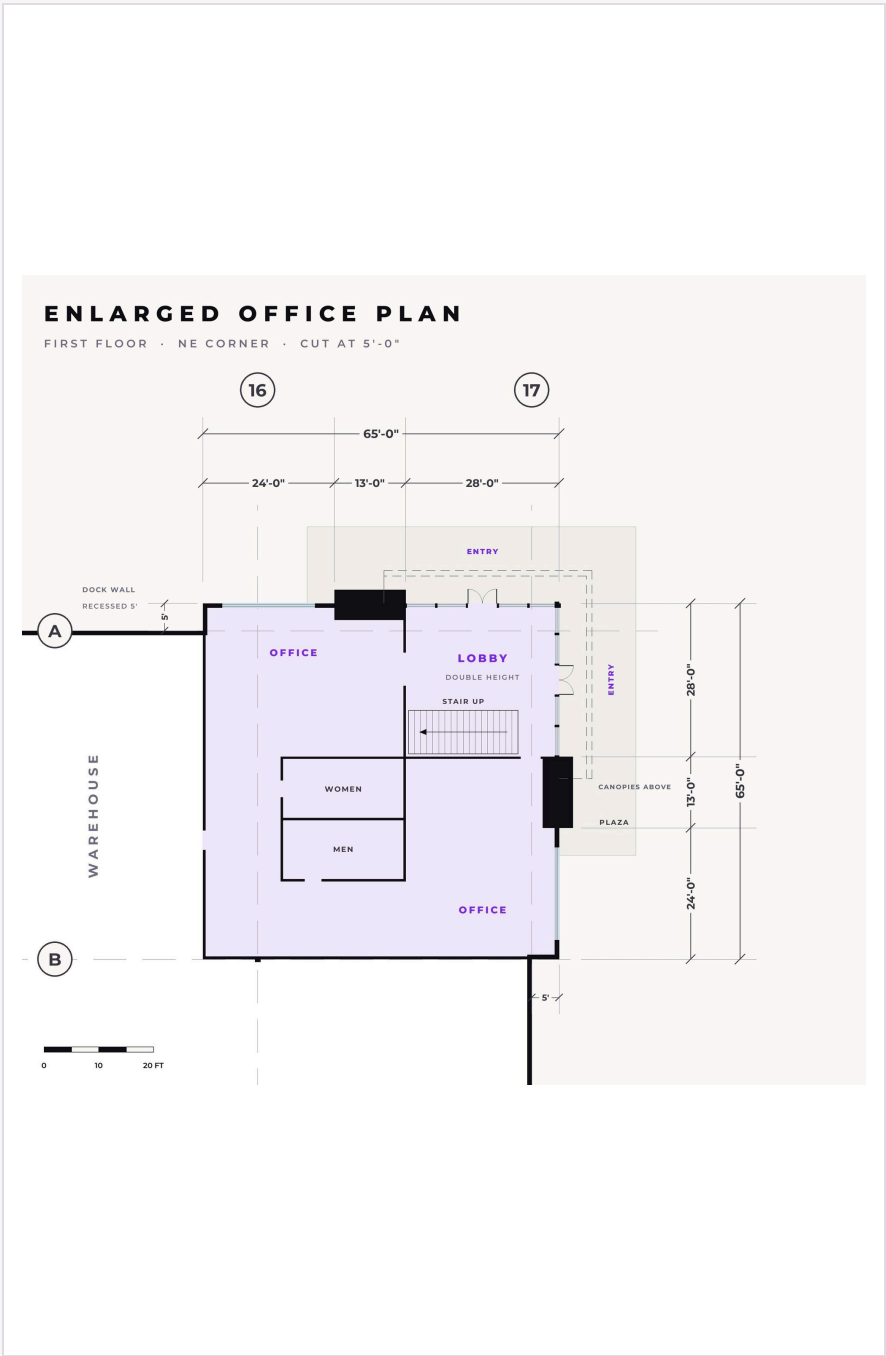
- Landscape setback
- Truck court and trailer stalls
- Office
- Property line



FLOOR PLAN

Shell and corner office

An 800' by 320' tilt-up shell on 50' by 50' bays with 60' speed bays at both walls, 39 dock-high doors along the north wall and the two-story office on the northeast corner, popped out five feet past the east wall and past the dock wall.



ENLARGED PLAN

The corner office in plan

The storefront glass wraps the building corner with an entry pair on each face, and each face then steps through a charcoal pier and a light grey wing with punched windows. The 3D model, every render in this package and the fly-in are built from these dimensions.

Office footprint	65' x 65', two stories
Each face from the corner	28' glass · 13' pier · 24' wing
Corner lobby	28' x 28', double height
Entries	One pair on each face
Pop-out	5' past the east and dock walls
Canopies	13'-6" and 26'-6"
Entry plaza	14' deep, wraps the corner



PHOTOREAL RENDER

FROM ABOVE THE CORNER

Aerial view

A drone-height view of the full program, with the two-story office on the corner, the truck court and trailer parking along the north side, and the landscape buffer that screens the visitor parking from the street.



PHOTOREAL RENDER

ARRIVAL

Office corner

The double-height glass lobby wraps the corner between two tall charcoal piers under a light grey metal panel crown, and the office block steps out past the dock wall where the trailers park.



NORTH DOCK WALL

Truck court

Thirty-nine dock-high doors with seals and bollards line the recessed north wall behind the office pop-out, served by a concrete truck court and 56 trailer stalls, while visitor parking stays on the east and south sides away from truck traffic.



BLUE HOUR

Office corner at dusk

The lobby lit from within, with canopy downlights, wall sconces and lit parking, which is the frame most brokers lead with on a flyer or listing page.

Project facts

Product type	Rear-load distribution
Region	Southern California
Site area	About 13 acres
Building area	256,620 SF
Footprint	800' × 320'
Clear height	36'
Coverage	44%
Loading	39 dock-high, 2 grade-level
Trailer stalls	56
Auto parking	238
Office	Two-story corner office
Construction	Concrete tilt-up

WHAT WE PRODUCED

A conceptual site plan at scale, a building program with the key counts a broker needs, and a set of photoreal renders covering the aerial, the office arrival, the truck court and a dusk view. Every view shows the same building, materials and site layout, so the set works as one marketing package.

HOW IT IS USED

Owners and brokers use a package like this to pre-market a spec building before ground breaks, to support capital and lender conversations, and to fill listing pages and flyers while construction is underway.

PREPARED BY

Real Estate AI Studio, Costa Mesa, California. AI renderings, site studies and marketing packages for commercial real estate.
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ABOUT THIS STUDY

This is a conceptual design study prepared as a portfolio piece. The site, building program, counts and renders are illustrative and do not represent a proposed, approved or entitled project. Renders are AI-generated.