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**Bixby Land Company Starts Construction of 412,000-Square-Foot  
Industrial Building at Bixby Business Center in Redlands**

*Completion scheduled for February 2007*

**Newport Beach and Redlands, CA – September 7, 2006 – Bixby Land**

Company, a real estate investment and development firm, announced today that it has started construction on a 412,000-square-foot manufacturing/distribution building situated on 21.5 acres at the Bixby Business Center in Redlands, Calif. The building is south of San Bernardino Avenue and a quarter mile north of the I-10 freeway. Located at 2220 Almond Avenue, the property has direct freeway access via Mountain View Avenue and California Street. Additionally, the building benefits from Bixby Business Center's status as a designated Foreign Trade Zone by the U.S. Department of Commerce.

"We just closed escrow on four buildings within the Bixby Business Center and the demand continues to grow," said Bill Halford, president and CEO of Bixby Land Company. "Redlands is a recognized industrial development leader and Bixby Business Center takes advantage of everything the area has to offer a manufacturing and distribution company."

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Designed to accommodate manufacturing, the building is divisible four ways, and includes:

- Attractive building facades along San Bernardino and Almond Avenues
- Offices to suit
- ESFR fire sprinkler system
- 200-foot all concrete truck court
- 51 dock high doors and two ground level dock doors
- Approximately 520 parking spaces and 60 trailer storage parking spaces
- 30 feet of minimum height clearance

The building is listed through Colliers Seeley.

### **About Bixby Land Company**

A private REIT, Bixby Land Company is an active real estate investment and development firm with a portfolio of more than 50 properties. The firm was founded in 1896 with land that would later become the City of Long Beach and several surrounding cities. Over the next 100-plus years it progressed from ranching to commercial real estate development, establishing Bixby Land Company's place as a pioneer in California's real estate development history. For additional information, visit [www.bixbyland.com](http://www.bixbyland.com).

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