



Architecture.
Design.
Relationships.

Qualification for Architectural Services

INDUSTRIAL PORTFOLIO

2026 | aoarchitects.com



OUR STORY

Founded in 1974 in Southern California, AO began as a two-person team focusing on small commercial and retail improvements. Today, we are a multidisciplinary design and planning firm with a team of over 325 professionals, shaping some of the world's most sought-after multifamily, mixed-use, retail, restaurant, and entertainment destinations. For decades, relationships have been at the core of our practice—partnerships with clients, collaborators, and communities that drive our legacy of creative design and quality architecture. Our journey reflects a commitment to innovation, collaboration, and building better communities. As we look to the future, we continue to advance our story, delivering inspired spaces that leave a lasting impact.

CONTACT

Eric Aubort, Partner
eaubort@aoarchitects.com
144 N. Orange Street, CA 92866
T 714.639.9860

Orange County
San Diego
Sunnyvale
Oakland
New York
Atlanta
Orlando

MULTIFAMILY | RETAIL | HOSPITALITY | RESTAURANT
MIXED-USE | OFFICE | **INDUSTRIAL** | PARKING | LANDSCAPE
INTERIORS | GLOBAL DESIGN | SCI + TECH | HEALTHCARE
MODULAR | TRANSIT-ORIENTED | PUBLIC UTILITIES

aoarchitects.com

Firm Profile

PRACTICE

With a talented team skilled in a variety of project types, AO has emerged as a national leader in the design of industrial, office, commercial, retail, multifamily and mixed-use developments. AO is led by a group of seven seasoned partners, including Rob Budetti and Eric Aubort. The group views each project as a unique opportunity to apply proven expertise, generate creative solutions within budget, and deliver inspired and successful projects.

AO emphasizes the team approach — owner, architect, consultants and contractor — collaborating through all phases of the project. We are adept at leading multi-disciplined, high-performance teams to provide solutions of design relevance, cost effectiveness and operational and organizational excellence. We strive to understand the specific location constraints and site features, and pursue intelligent solutions that maximize the opportunities and create high value for our clients.

AO is organized around a partner-led system which ensures the highest quality expertise and continuity from beginning to end of each project. Partner commitment means that your project will receive the resources and talent needed to meet all deadlines and deliverables every time.





DESIGNergy*

[design + synergy]

Each AO team is fully supported by our diverse and integrated studio structure comprised of in-house experts.

We leverage the design expertise and resources of AO's specialized studios under the direction of highly experienced market sector leaders. Together, we execute mixed-use developments that marry the comforts of home, the joys of entertainment, and the functionality of the workplace *to create spaces where people, community, and business flourish.*





INDUSTRIAL EXPERIENCE



Fulfillment Center

MORENO VALLEY, CA

Industrial development brings new jobs.

In 2011, Trammell Crow Company's Southern California Business Unit and its capital partner, Clarion Partners, acquired a 76-acre site to develop the I-215 Logistics Center in Moreno Valley. The project was originally conceived as a two-building, 1.7 million SF speculative industrial development, including a 1.25 million SF warehouse and 260,000 SF of mezzanine space (Phase 2). In 2013, a confidential fulfillment client signed a lease for the entire center. To meet the client's parking needs, TCC repurposed Phase 2 into additional parking to accommodate the thousands of full-time employees hired in Moreno Valley. The tenant improvements were completed in 2014, and the client officially took occupancy that same year.



PROJECT DATA

75 AC | 2M SF

Client: Trammell Crow Company

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Year: 2014

Awards:

NAIOP E-Commerce Project of the Year

South Lathrop Commerce

LATHROP, CA

Master Plan for multiple large
logistic center facilities.

The first phase of the project consisted of six state-of-the-art warehouse/distribution buildings totaling approximately 4.2 million SF. The three large buildings were designed to be potentially sub-divided in quadrants to allow for maximum marketing User flexibility. A pedestrian/bike trail along the northerly edge connects to a multi-use linear park along the Westerly property edge. The site geometries allowed for three one million+ square foot buildings at the north end of the site adjacent the I-5 freeway interchange which afforded great User visibility. The three buildings to the South ranged from 283,000SF to 450,000SF.

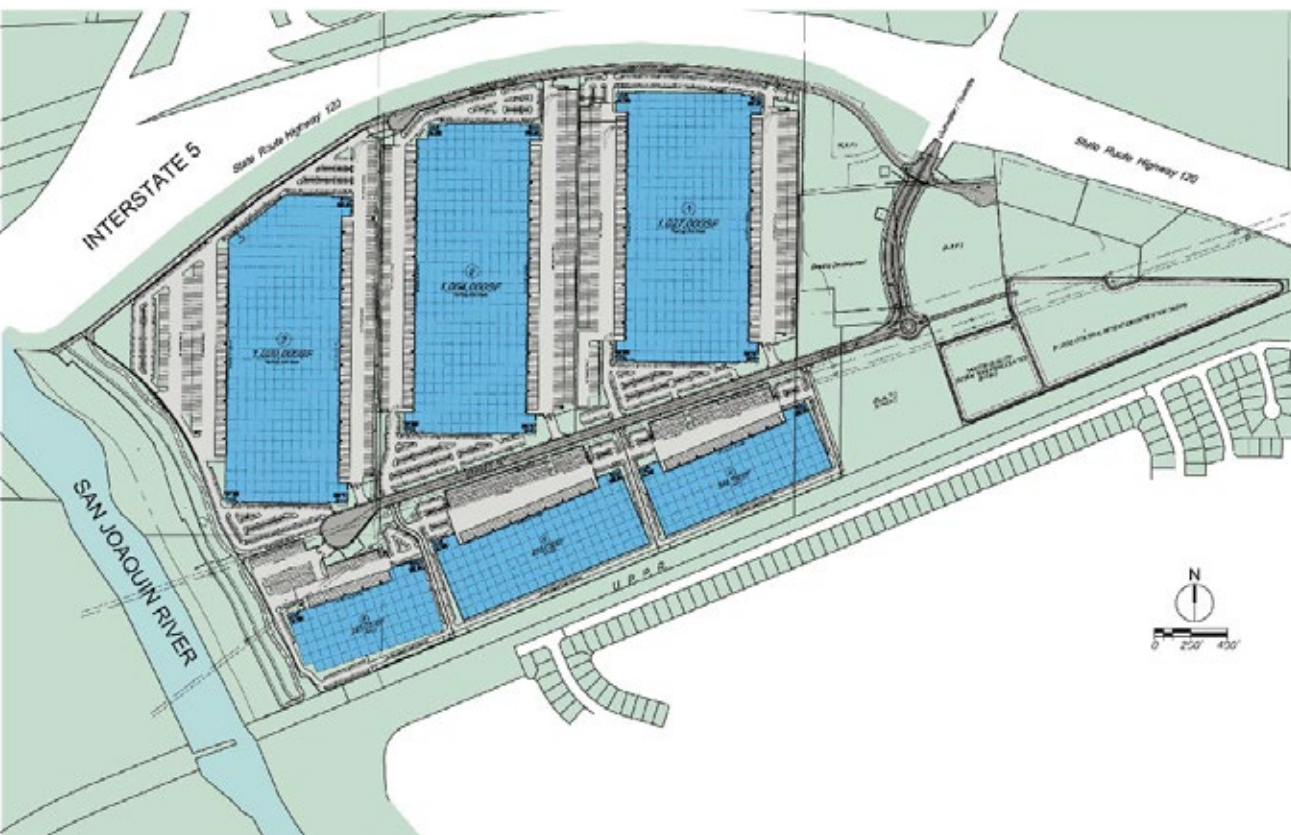
PROJECT DATA

203 AC

4.2M SF

Client: Ridge Development Company

Role: Architect of Record, Design Architect



World Logistics Center

MORENO VALLEY, CA

Industrial mecca sets a high bar for sustainable logistics development in the US.

The World Logistics Center (WLC) is a master-planned development encompassing up to 40.6 million SF of building area specifically designed to support large-scale logistics operations in a quality business environment. WLC integrates support commercial retail and hospitality functions as well as electrical sub-station, fire station and in campus tram circulation and remote parking structure and trailer parking. WLC features a clean and contemporary design aesthetic and an efficient, convenient circulation system to provide a highly functional logistics campus.

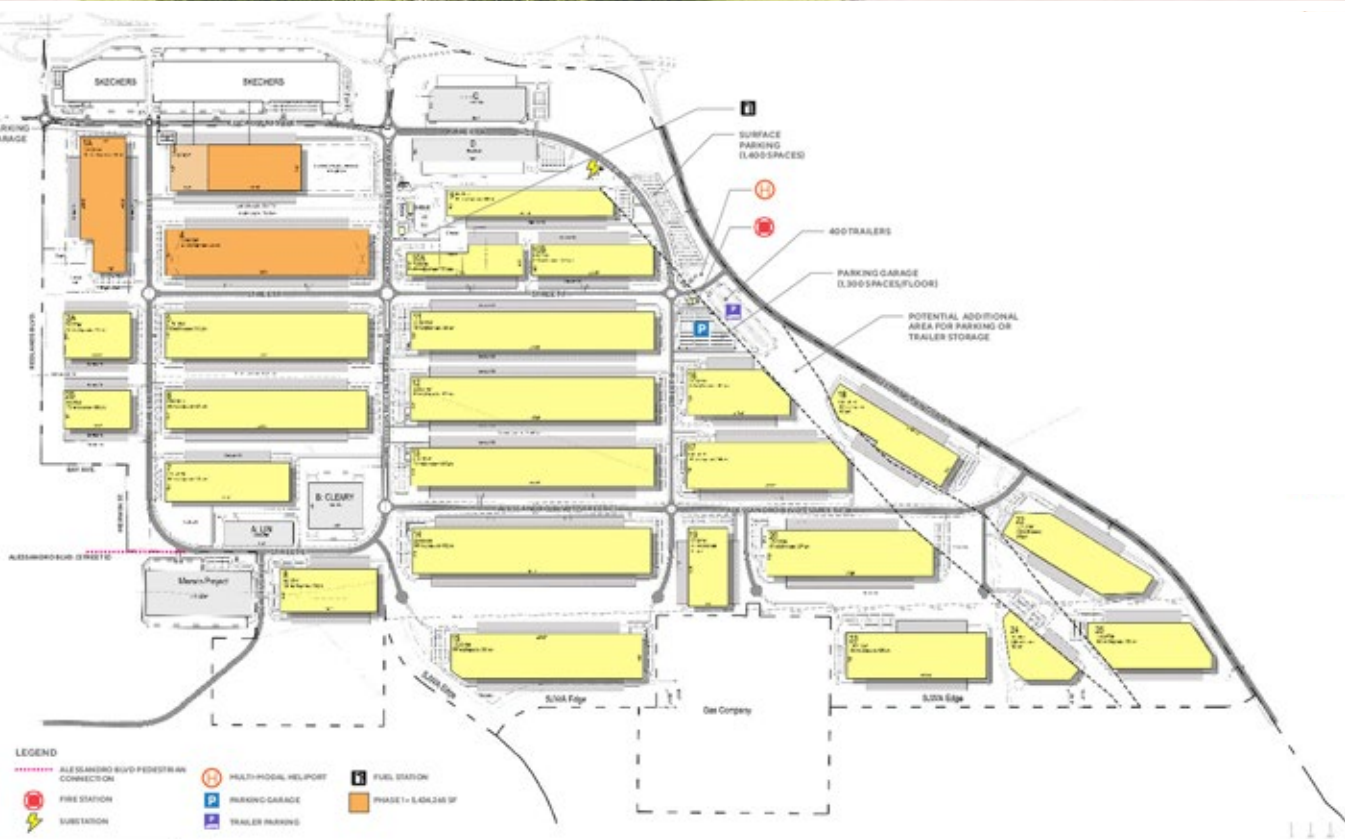
PROJECT DATA

2,600 AC
42M SF Logistics Facilities

Client: Highland Fairview

Role: Architect of Record, Design Architect

Project Status: Entitled





Goodman Commerce Center

EASTVALE, CA

Flex tech industrial buildings in
mixed-use development.

This mixed-use development accommodates 2.4 million SF of industrial use in 3 buildings, a 180,300 SF business park, and a 650,000 SF community retail shopping center all spanning across 205 acres.



PROJECT DATA

205 AC
2.4M SF Industrial
650,000 SF Retail
180,300 SF Business Park

Client: Goodman

Role: Architect of Record, Design Architect

Project Status: Construction Complete



Perris Distribution Center

PERRIS, CA

Warehouse distribution facility.

An 865,000 SF warehouse distribution cross-dock facility in Perris, CA. Included in the total area of 43 acres, the project featured a 5.5-acre auxiliary parcel that could be designated as trailer parking or auto parking to satisfy the potential needs of a "fulfillment center."



PROJECT DATA

43 AC | 865,000 SF

Client: Industrial Property Trust (IPT)

Role: Architect of Record, Design Architect

Project Status: On-the-Boards



13690 Vaughn Street

SAN FERNANDO, CA

New concrete tilt-up spec building.

This project consists of a new concrete tilt-up spec building totaling over 60,000 SF with a 2,500 SF mezzanine, dock doors, and truck dock. Project will also include new grading, drainage, paving, landscape, and parking areas with associated site work, trash enclosure, and site lighting.



PROJECT DATA

68,744 Gross SF
2,500 SF Mezzanine

Client: Xebec

Role: Architect of Record, Design Architect

Project Status: Under Construction



Kimball Business Park, Phase I

CHINO, CA

Mixed-use industrial park.

This 70 acre, mixed-use, industrial park features 19 buildings that range in size between 5,825 – 352,000 SF, totaling approximately 1,200,000 SF. The facility is comprised of industrial, light industrial, ancillary office, and retail program types. The eight larger footprint buildings are part of Phase I, which have received Certificates of Substantial Completion as of September 2018. 11 smaller buildings along Kimball Avenue are part of Phase II, featuring light industrial, ancillary office-use, and retail components along Kimball Avenue.



PROJECT DATA

70 AC | 1.2M SF

Client: Sares Regis Group

Role: Architect of Record, Design Architect

Completion Date: September 2018



ALDI Regional HQ and Distribution Center

MORENO VALLEY, CA

Award-winning, LEED Silver certified headquarters and distribution center.

New construction of the ALDI Regional Headquarters and Distribution Center. The 835,000 SF concrete tilt up facility houses cold and ambient dry storage space, 50,000 SF, two-story Class A corporate office space, test kitchen and separate trucker dispatch office area. The warehouse storage areas utilized a 7" Frick slab system throughout. The sustainable building featured roof top solar panels and achieved LEED Silver status. It received the 2016 ENR California Best Projects Award for Manufacturing.



PROJECT DATA

835,000 SF
50,000 SF Class A Office
Cold and Ambient Dry Storage
Test Kitchen
Dispatch Office

Client: ALDI / Graycor Construction

Role: Architect of Record, Design Architect

Awards:

ENR California Best Projects Award for Manufacturing

*This project was completed by Alan Sandoval prior to joining AO



Mission 71 West Business Park

POMONA, CA

Award-winning business park.

A 23-acre site located on Mission and the 71 Freeway in Pomona features four industrial buildings that range in size from 67,000 to 201,000 SF, for a total of 500,000 SF. The architectural design and color scheme utilize a hi-tech theme. All buildings have a private secured service yard and a central vehicular drive with enriched paving gives clear direction to all the main office entries.



PROJECT DATA

23 AC | 500,000 SF

Client: Seventh Street Development

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Awards:

LABJ Commercial Real Estate Awards - Best Industrial Project



The Ranch at Eastvale

EASTVALE, CA

Mixed-use industrial master plan.

A mixed-use master plan on 115 acres including approximately 1,000,000 SF of industrial buildings ranging in size from 50,000 to 300,000 SF. Future phases of the master plan include fast food pads, in-line retail buildings, a gas station, restaurant pad and approximately 100,000 SF of multi-tenant industrial product.



PROJECT DATA

115 AC

1M SF

Client: Summit Development

Role: Design Architect



Irwindale Business Park

IRWINDALE, CA

Multi-tenant industrial business center

An approximate 2.5 million SF industrial business center on approximately 120 acres located directly across the street from the City Hall. Irwindale Avenue features multi-tenant industrial along with retail users. The industrial buildings range in size from approximately 50,000 SF to 330,000 SF.



PROJECT DATA

120 AC

2.5M SF

Client: Trammell Crow Company

Role: Architect of Record, Design Architect

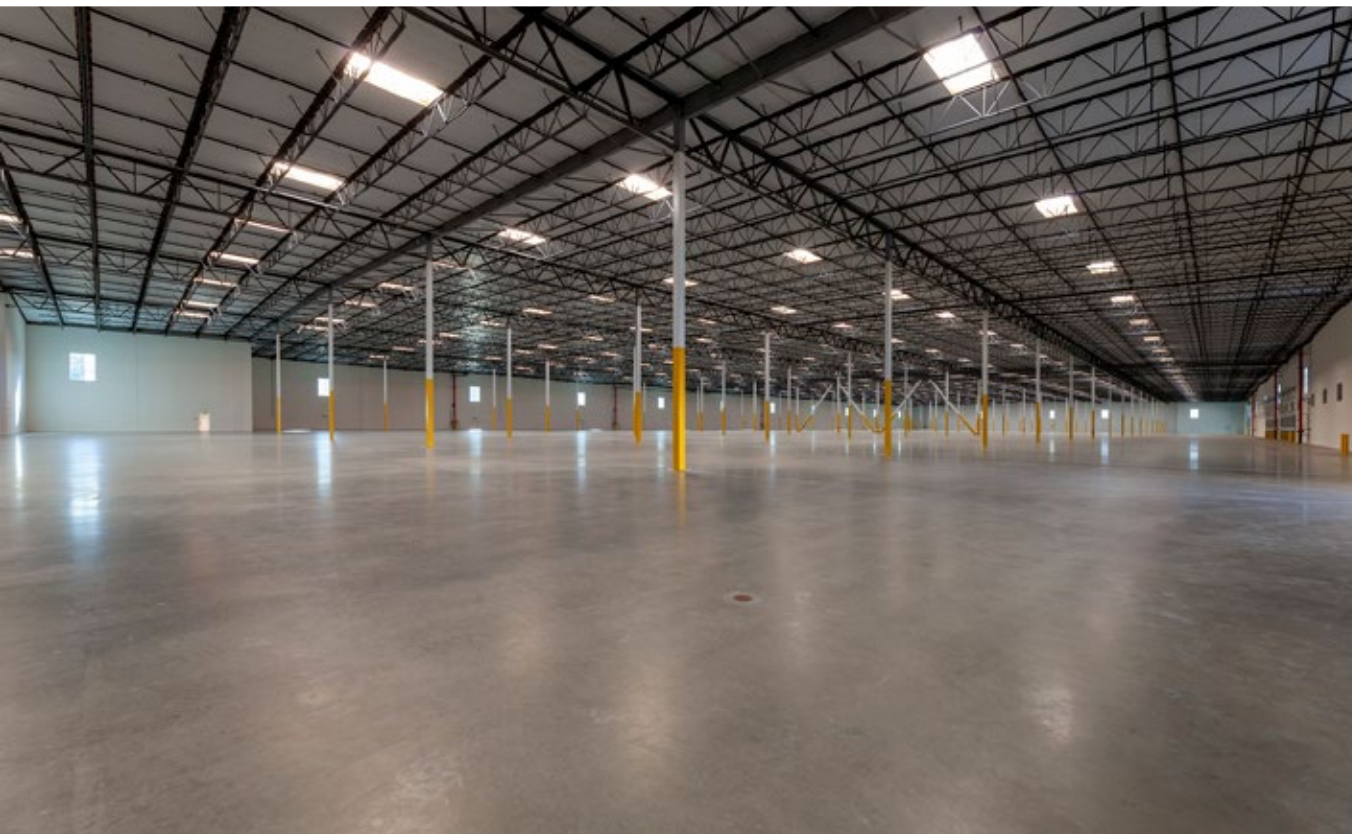


Rincon Industrial Master Plan

CORONA, CA

Industrial park on a large and unique site.

A 36-acre three building industrial park with buildings ranging in size from 189,000SF to 311,000 SF totaling 731,000 SF. The site is unique as it once was used to produce cheese from the cow pastures. A large site in Corona is unusual so this development will be valuable to the Client and the City. A central trucking drive connects to the three building private service yards. All buildings feature a major office entry and minor (future) entry statement with two story glazing, metal accent awnings and ceremonial steps. Each building will have a 4,000 SF first floor and mezzanine level office area. The site features ample landscape/ outdoor break area amenities.



PROJECT DATA

731,000 SF

36 AC

Client: Shea Properties

Role: Architect of Record, Design Architect



PAMA Business Park

MORENO VALLEY, CA

Modern industrial business park.

This project encompasses a collection of six distinct industrial buildings, collectively offering an expansive 253,200 SF square feet of speculative warehouse space. Each of these structures feature integrated open office plan mezzanines spanning 1,500 to 2,000 SF. These elevated spaces not only maximize the functional footprint of each building but also provide an ideal environment for offices, meeting areas, or collaborative workspaces.



PROJECT DATA

253,200 SF | 1,500-2,000 SF Mezzanine Space

Client: PAMA Management

Role: Architect of Record, Design Architect

Project Status: Construction Complete



Chino Ranch Business Park

CHINO, CA

Three-phase master plan.

This Master Plan is comprised of 36 light industrial buildings ranging in size from 5,500 to 48,000 SF with a total building area of approximately 392,000 SF. The project was built out in three phases. The 48,000 SF industrial building was a build-to-suit for Albers Dairy Equipment.



PROJECT DATA

392,000 SF

Client: Master Development Corporation

Role: Architect of Record, Design Architect



Dinah Shore Business Park

PALM DESERT, CA
Industrial park.

A 79,000 SF industrial business park including thirteen industrial use buildings.



PROJECT DATA

79,000 SF

Client: Severson Development

Role: Architect of Record, Design Architect

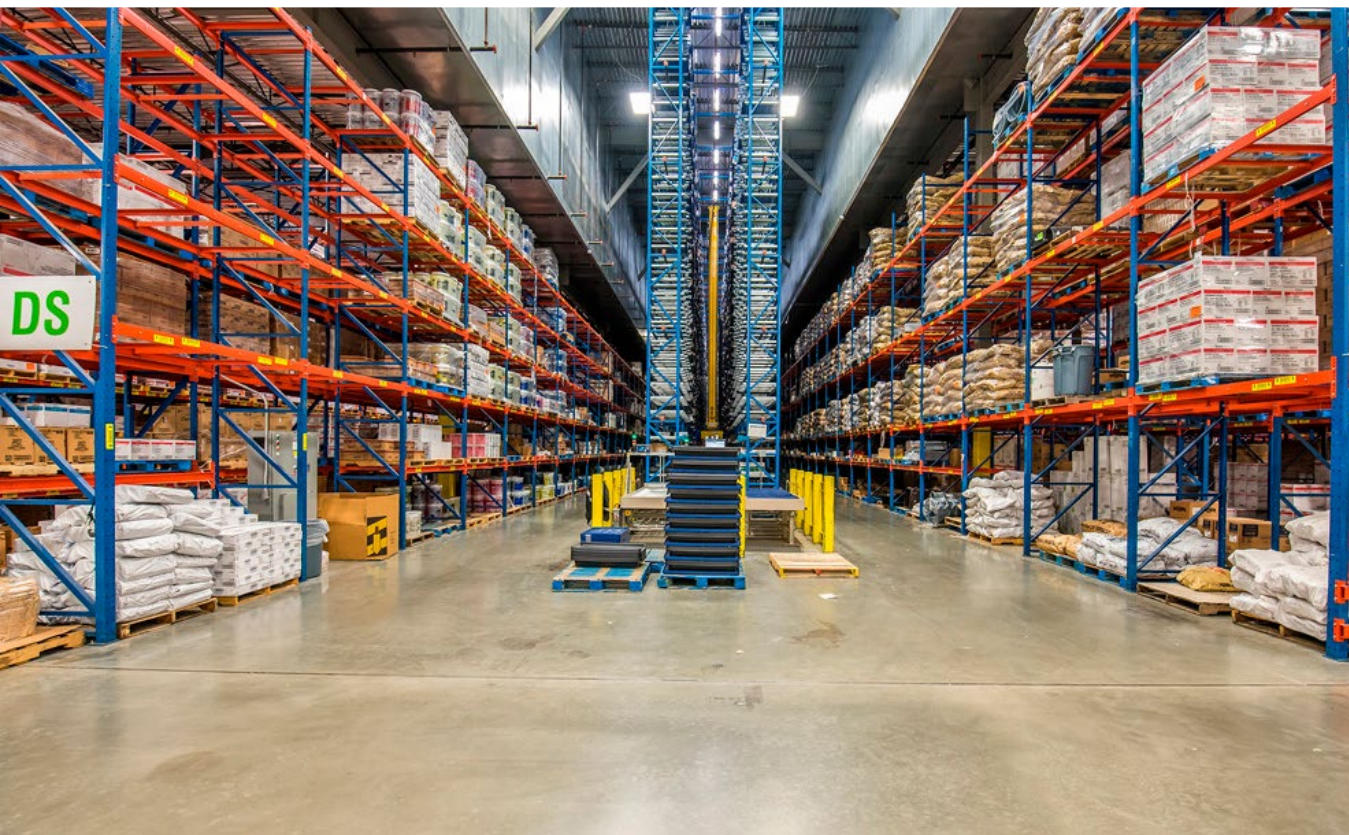


Sysco Distribution Facility

RIVERSIDE, CA

Distribution facility with cold storage for a wholesale restaurant supplier.

The 461,641 SF Sysco Distribution Facility at Meridian Park was designed to meet the company's complex operational needs. It combines over 63,000 SF of office space with extensive cold storage, including 114,000 SF of freezer space and 38,000 SF of cooler space. Built for durability and efficiency, the structure features concrete tilt construction and a shrinkage-compensating traprock floor slab suited for heavy warehouse use. Supporting advanced logistics, the site includes a product picking system, a vehicle maintenance facility, and fueling systems for LNG, hydrogen, and diesel. Custom kitchen and food presentation rooms reflect Sysco's focus on innovation and functionality.



PROJECT DATA

461,641 SF

114,000 SF Freezer

38,000 SF Cold Storage

*This project was completed by Alan Sandoval prior to joining AO



Dendy Distribution Center

TEMECULA, CA

Warehouse and office with mountain views.

A 140,000 SF warehouse type building on 13 acres on Dendy Parkway in Temecula, California. The high bay structure was designed to accommodate office mezzanine space for extended office requirements and to be divisible into four tenants. The building is oriented parallel to existing easements and oriented toward distant mountain views adjacent to a nature preserve. Dock high loading is continuous across the rear elevation with ramp up grade doors for each tenant. Increased landscaping due to grade slopes set the building back off of Dendy. Pedestrian friendly parklet is designed to be central to the office parking area and to be shared by all tenants.



PROJECT DATA

13 AC

140,000 SF

Client: MCA Realty, Inc

Role: Architect of Record, Design Architect



Grove Avenue Business Park

ONTARIO, CA

Centrally located business park.

Centrally located in Ontario, California, this 23-acre business park features 12 buildings totaling approximately 450,000 SF, with individual spaces ranging from 15,000 to 150,000 SF. Along Grove Avenue, two buildings are designated for multi-tenant retail use, enhancing the site's street presence. Thoughtful and generous landscaping ties the development together, creating a cohesive and attractive environment throughout the park.



PROJECT DATA

23 AC

450,000 SF

Client: Pinewave Development Group, Inc.

Role: Architect of Record, Design Architect



Golden Valley Industrial

SANTA CLARITA, CA

Modern speculative industrial building.

The Golden Valley Industrial Facility is 180,000 SF of speculative divisible user industrial space on approximately 12.85 acres. The building fill feature 175,000 SF on the first floor and 5,000 SF of mezzanine space. Exterior design elements include light color tones and textured facades to elevate the streetscape and complement the surrounding area.



PROJECT DATA

174,000 SF | 12.87 AC

Client: Pacific Industrial

Role: Design Architect

Project Status: On-the-Boards



Goodman Commerce Center

LONG BEACH, CA

Strengthening community via
mixed-use industrial.

This infill project embraces forward-thinking design by implementing highly articulated design elements on the retail-facing industrial buildings. These elements create a cohesive community feel and achieve an elevated design beyond the typical industrial park. Main access to the retail portion is off a public street that includes a greenbelt, which allowed for enhanced landscape. Industrial buildings that face retail have heightened design to create strong connectivity. Pedestrian pathways include benches and shaded areas for gathering that help further a feeling of connectivity.



PROJECT DATA

72,500 SF Retail

1,847,500 SF Industrial

Client: Goodman

Role: Design Architect

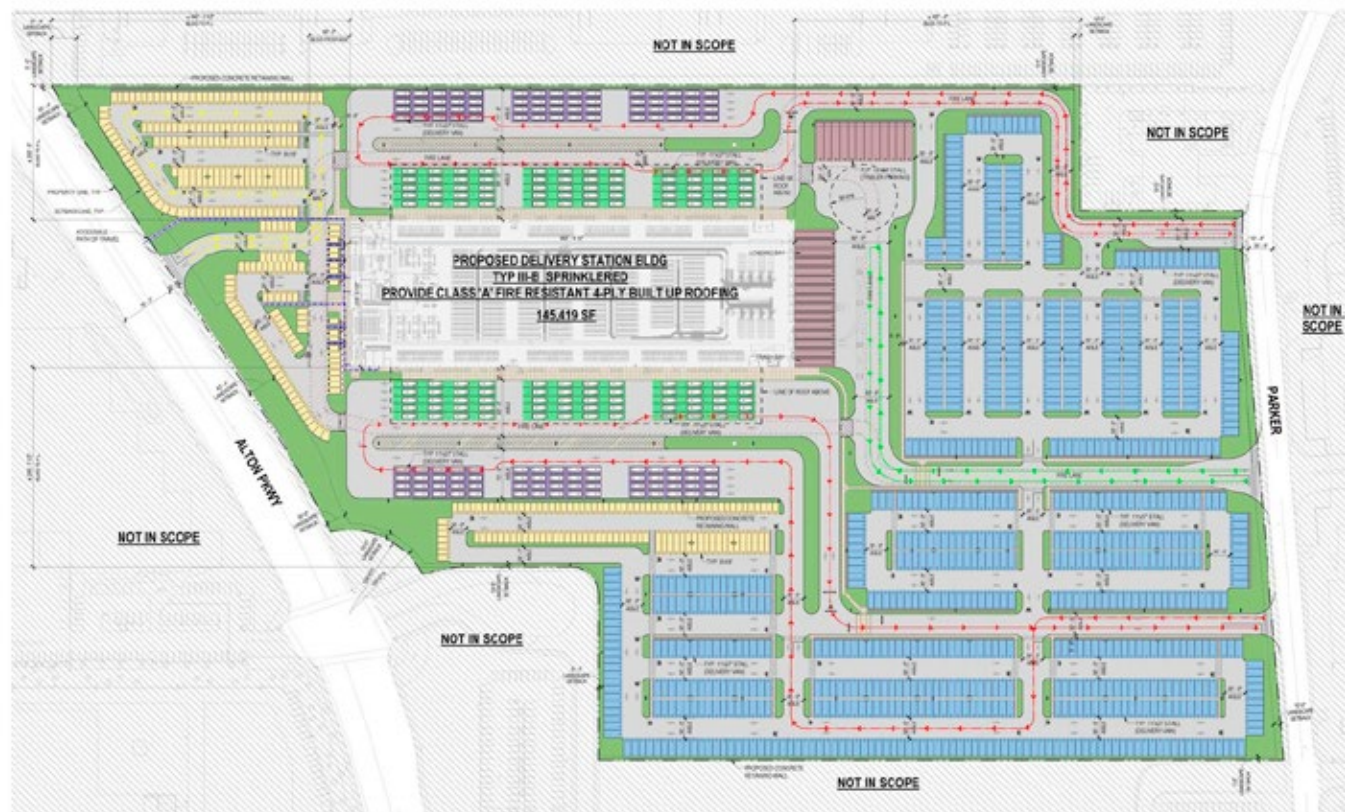
Project Status: On-the-Boards

E-Commerce Delivery Center

IRVINE, CA

E-commerce center with over 1,000 delivery vans.

145,419 SF of 32' clear concrete tilt-up double side loaded e-commerce delivery center with 13,171 SF office area and a satellite restroom on a 31 AC site in Irvine CA. There are 1043 delivery vans, as well as 15 dock doors and 12 trailer parking spaces.



PROJECT DATA

31 AC | 145,419 SF

13,171 SF Office

1043 Delivery Vans

15 Dock Doors

12 Trailer Parking Spaces

Role: Architect of Record, Design Architect



Unifirst Industrial Laundry

FRESNO, CA

Laundry facility for one of North America's largest workwear and textile service companies.

The project is a standard industrial tilt-up concrete building with a very complex TI including large washers, dryers, process piping, conveyors and mezzanines.



PROJECT DATA

66,000 SF

9,000 SF Office Interiors

Client: Unifirst Corporation

Role: Architect of Record, Design Architect, Interior Design, Landscape Architect

Project Status: On-the-Boards



Freedom Industrial Park

HARDEEVILLE, SC

Master-planned industrial site driving innovation.

Responding to the explosive growth of the Port of Savannah, the single largest and fastest growing container terminal in the nation, Freedom Industrial Park emerges as a 17.6-acre beacon for small and medium-sized enterprise operations. This master-planned development empowers tenants with six strategically designed, pre-engineered metal buildings, optimized for efficiency and success. Every detail, from the sleek charcoal building palettes to the recessed entrances, reflects a commitment to both functionality and modern design. Freedom Industrial Park isn't just a space - it's a dynamic hub poised to shape the future of industrial manufacturing.

PROJECT DATA

17.6 AC | 213,495 SF

Client: Freedom Industrial Partners

Role: Architect of Record, Design Architect

Project Status: On-the-Boards



Wildlight Commerce Park

JACKSONVILLE, FL

Upscale industrial hub.

The 168 AC multi-phased mixed use commerce park located along State Road 200 in Jacksonville, Florida will feature up to 12 industrial / logistical buildings as well as up to 4 support commercial buildings. Phase one will consist of 3 industrial buildings ranging from 68,000 SF to 147,000 SF in multi-tenant formats. Architecture for the overall Wildlight Commerce Park is upscale industrial with materials consistent with the adjacent commercial office developments. Building clear heights vary between each of the buildings will vary between 24' to 32' to maximize volume leasing flexibility. Each of the buildings are designed to offer panel cold joints to expand office glazing options. The buildings were also designed to maximize daylighting through high bay clerestory windows in warehouse panels.

PROJECT DATA

168 AC

Client: Pattillo Management

Role: Architect of Record, Design Architect

Project Status: Entitled



Toscana Commerce Center

CORONA, CA

Industrial and retail mixed-use development along a major freeway artery.

The Toscana mixed-use project in Corona thoughtfully balances industrial needs with retail opportunities along the 15 freeway. By integrating 5 acres of retail, the design blends industrial and retail elements within a timeless Contemporary Mediterranean style. Scaling architecture—from a 100,000 SF industrial building to smaller retail shops—required seamless transitions and collaboration. Features include a gas station, terraced grading for steep terrain, and a cohesive aesthetic complementing the nearby master-planned community.



PROJECT DATA

30 AC | 300,000 SF

Client: Toscana

Role: Design Architect

Project Status: On-the-Boards

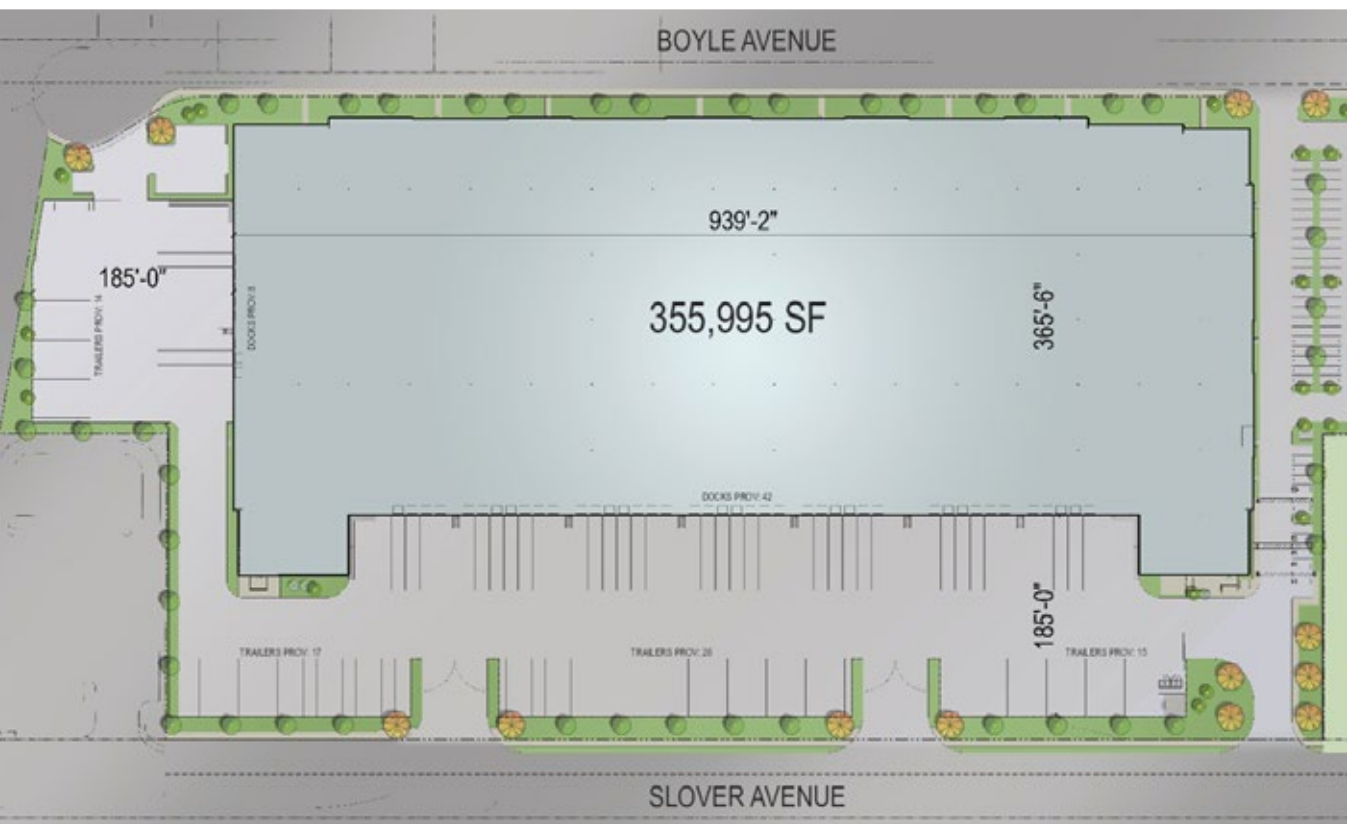


Citrus & Boyle

FONTANA, CA

Warehouse logistics buildings.

Citrus & Boyle is a concrete tilt-up speculative industrial facility spanning over 360,000 square feet on a prominent site in Fontana, California. Designed for high-volume logistics, it includes 50 dock doors across two loading areas, 10,000 square feet of office space, and a 3,500-square-foot mezzanine. To elevate the typical warehouse form, the design features expansive glass, articulated wall panels, and detailed scoring that break down the massing and enhance street presence. Thoughtful landscaping softens long facades and provides natural buffers with surrounding uses. Citrus & Boyle exemplifies the next generation of industrial development—balancing performance, compliance, and design that considers both operational efficiency and community context.



PROJECT DATA

364,000 SF | 10,000 SF Office | 3,500 SF Mezzanine

Client: Crow Holdings

Role: Architect of Record, Design Architect

Project Status: Under Construction

Winchester Business Park

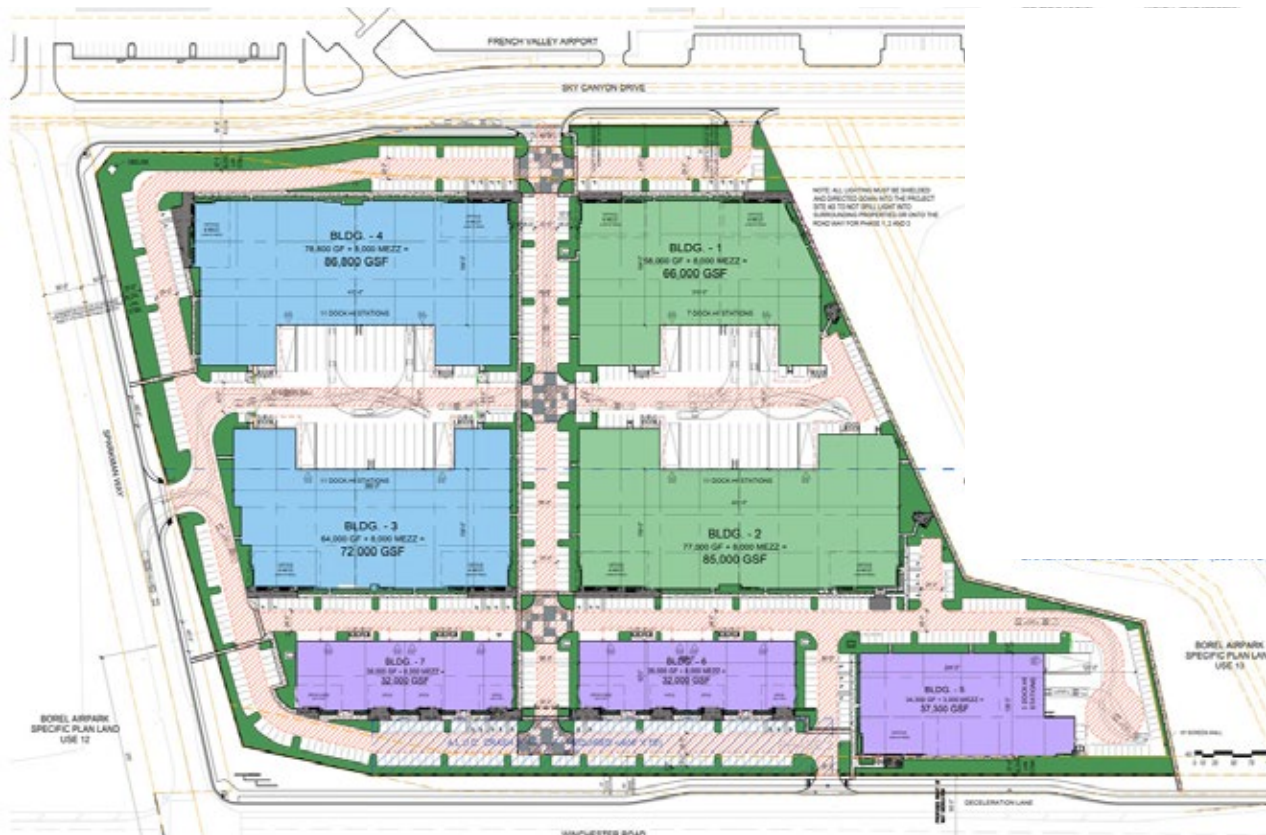
FRENCH VALLEY, CA

Innovative industrial park integrating aviation safety measures.

This industrial business park, located near the French Valley Airport, features seven buildings designed for flexibility and efficiency. The layout thoughtfully incorporates a 75-foot-wide emergency landing zone, seamlessly blending safety with functionality. The development includes a mix of larger buildings with an impressive 40-foot clear height—an uncommon feature for structures of this size, tailored to the client's vision—while the smaller buildings offer a 32-foot clear height. This well-planned industrial hub optimizes space and adaptability, meeting a range of business needs while ensuring compliance with aviation safety considerations.

Client: Tait & Associates, Inc.

Project Status: On-the-Boards





144 N. Orange Street
Orange, CA 92866
714.639.9860

www.aoarchitects.com

