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## **\$20 million industrial project in Pedley could create more than 300 jobs**

By: By Liset Márquez, staff writer

PEDLEY - A \$20 million project that could create more than 300 jobs has been approved by the Riverside County Board of Supervisors.

The Birtcher Center would include three new industrial buildings on General Drive and Clay Street in the northwest unincorporated area of Riverside County.

Once the center is completed, it is expected to create 240 full-time jobs in the manufacturing industry, and 75 jobs are expected to be created to build the facility.

"We are anticipating companies involved in manufacturing and or assembly, similar to the ones already in the area, will occupy the business center," said Adam Hemmer, development manger for Irvine-based Birtcher Development & Investments.

Construction is expected to begin this summer and will take at least a year.

Aside from the manufacturing and assembly space, the buildings will also be equipped with office space. Tenants will be able to occupy the property as soon as construction is completed, Hemmer said.

"However, some tenants are likely to require some additional construction," he said.

Businesses could begin operating between one and six months after the buildings are finished, he said.

The supervisors approved the 240,000-square-foot project, which includes plans for three buildings, but it's still undecided whether the third building will be built.

"We are planning on designing, permitting and constructing all of the buildings that the Riverside County Board of Supervisors approved," Hemmer said. "The easement issue that we have with the adjacent landowner has not yet been resolved, but we are continuing to work with them to come to a resolution."

Hemmer said there were many reasons why Birtcher chose the location, among them the existing infrastructure as well the "similar industrial uses adjacent to the project."

The Pedley area of Jurupa is the prime location for industrial development given its proximity to the freeways and the railroad, said Tom Freeman, spokesman for the Economic Development Agency for Riverside County.

"It is just perfect for continued development," he said.

The latest project built in Pedley was a commercial business park about three years ago, he said. County officials are banking on this new development sparking growth in the area.

"It sends a strong message that Riverside is somewhere to do business," Freeman said.

He added that this is one of many significant county projects that would have direct impact on industrial development in Pedley. "This demonstrates the importance of growth and investment to (Riverside) County," Freeman said.