

BRIDGE POINT SANTA FE SPRINGS IV

13900 Carmenita Road | Santa Fe Springs, CA

BRIDGE



FULLY ENTITLED | COMMENCING VERTICAL CONSTRUCTION AUGUST 2020

STATE-OF-THE-ART NEW INFILL DEVELOPMENT MID-COUNTIES SUBMARKET

HIGHLIGHTS

- State-of-the-Art High Image Distribution Warehouse
- Major Street Frontage/Visibility
- Immediate Access to I-5, 91 and 605 Freeways
- 32' Minimum Warehouse Clear Height
- ESFR Sprinkler System
- 16 Dock High Doors/1 Ground Level Door
- Fenced and Secured 135' Truck Court with Yard Area
- 360 Degree Drive Around Ability

AVAILABLE SPACE

150,548 SF

LAND SIZE

6.73 Acres

DELIVERY DATE

Q2 2021

RICK MCGEAGH

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TRENT PETERSON

Associate

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CBRE

BUILDING

Characteristics

- Office: 10,000 SF 2-Story Space Plan Can Be Modified to Suit
- Property Size: 6.73 Acres
- Car Parking: 199 Total Spaces
- Trailer Parking: 20 Spaces
- Skylight: 3%
- Column Spacing: 52' x 60'

ENHANCED

Features

- Class A Design
- Brand New Construction
- Contemporary Architectural Features
- Clerestory Glass
- Premium Interior and Exterior Finishes
- Extensive Landscaping



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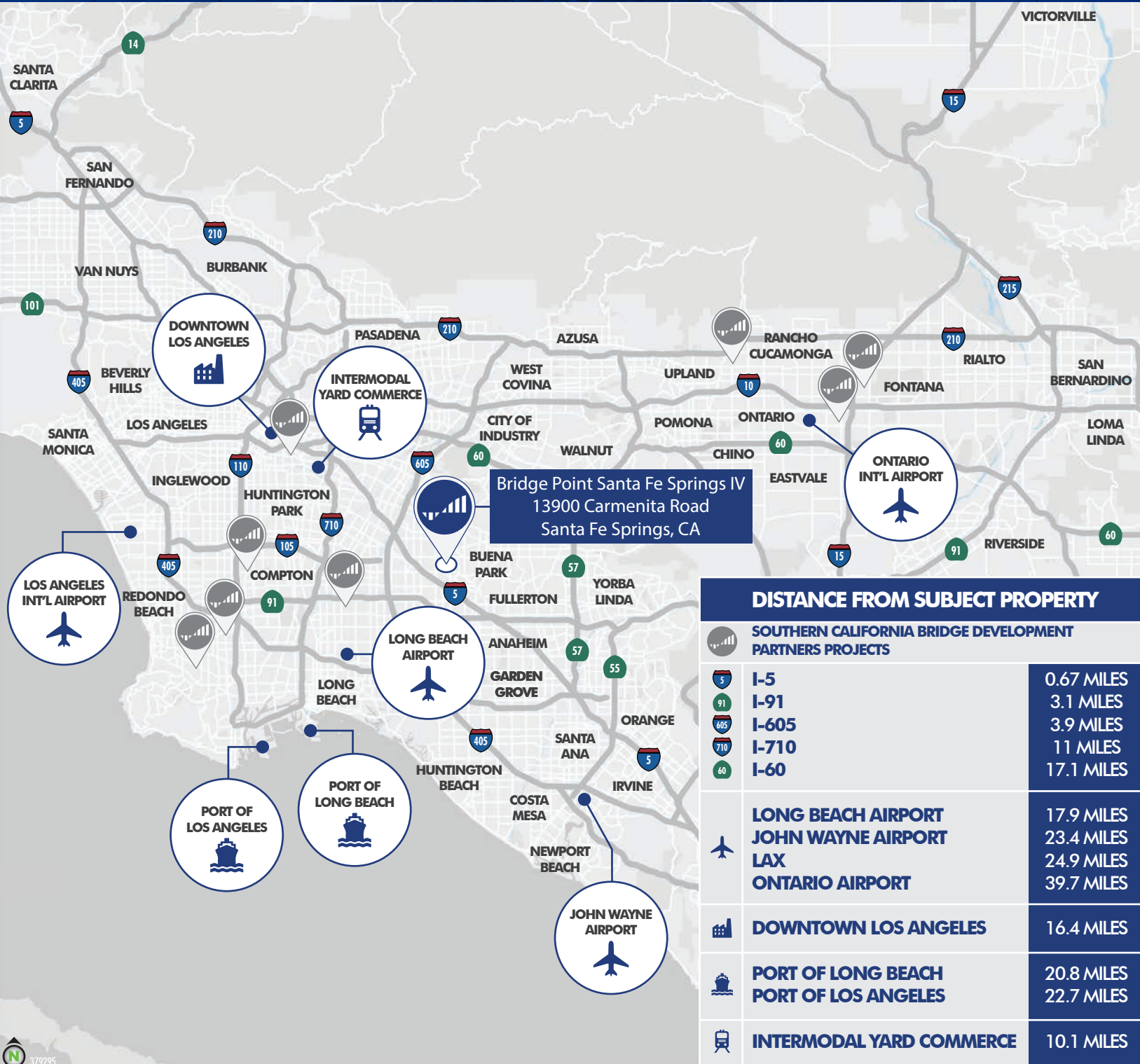
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DISTANCE MAP

BRIDGE



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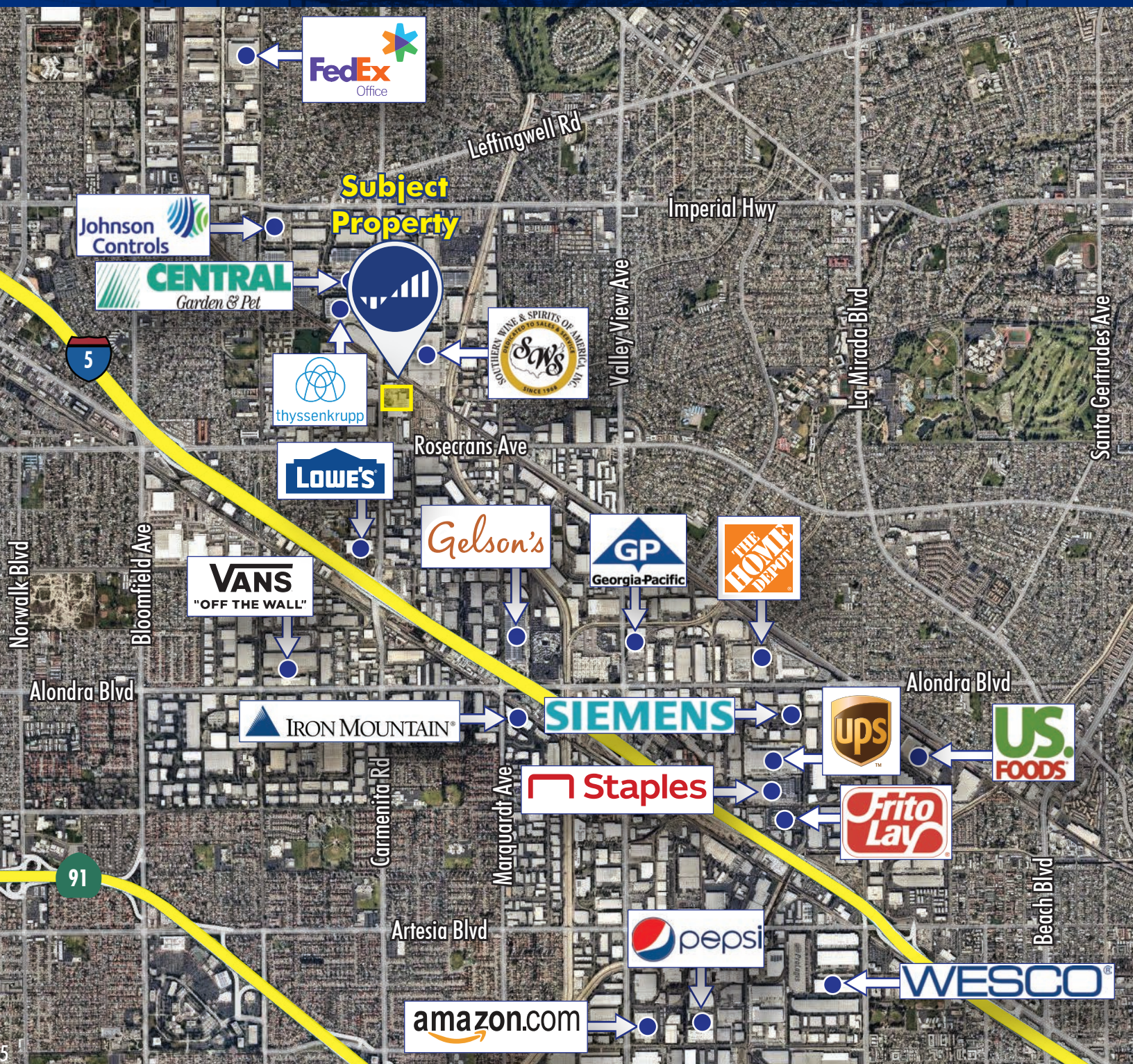
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CORPORATE NEIGHBORS

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42 MILLION+ SF NATIONWIDE

BRIDGE is a privately-owned firm that focuses on the **ACQUISITION** and **DEVELOPMENT** of **CLASS A INDUSTRIAL REAL ESTATE** in the supply constrained **U.S. CORE** industrial markets of Chicago, Miami, New Jersey/New York, Los Angeles/San Francisco and Seattle.

Our people **EMBRACE COMPLEXITY** and execute with **CREATIVITY AND CERTAINTY**. The results of our expertise and efforts are exceptional investor returns on irreplaceable industrial assets.



AWARDS

- 2019 • Developer of the Year, NAIOP Chicago
- 2019 • Industrial Speculative Development of the Year, NAIOP Chicago
- 2019 • Community Appearance Award, City of Fort Lauderdale
- 2018 • Developer of the Year, Chicago Commercial Real Estate Awards
- 2018 • Developer of the Year, NAIOP South Florida
- 2018 • Industrial Speculative Development of the Year, NAIOP Chicago
- 2018 • Commercial Real Estate Project of the Year, South Florida Business Journals
- 2018 • Deal of the Year, NAIOP New Jersey
- 2018 • Community Appearance Award, City of Fort Lauderdale
- 2017 • Project of the Year, NAIOP South Florida
- 2017 • Industrial Speculative Development of the Year, NAIOP Chicago
- 2016 • Developer of the Year, NAIOP South Florida
- 2015 • Industrial Redevelopment of the Year, NAIOP Chicago
- 2015 • Developer of the Year, NAIOP Chicago
- 2015 • Developer of the Year, Chicago Commercial Real Estate Awards
- 2014 • Industrial Redevelopment of the Year, NAIOP Chicago
- 2011 • Developer of the Year, Chicago Commercial Real Estate Awards

HEADQUARTERS

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NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

