

# BRIDGE POINT SOUTH BAY V & VI

14220 South Main Street and 159 East Rosecrans Avenue | Los Angeles, CA

 **BRIDGE**



**FULLY ENTITLED | COMMENCING VERTICAL CONSTRUCTION AUGUST 1, 2020**

## NEW INFILL DEVELOPMENT SOUTH BAY SUBMARKET

### HIGHLIGHTS

- State-of-the-Art Industrial Design
- Drive-Around Capability
- Corner Location at Main Street and Rosecrans Avenue
- Directly Adjacent to 110, 91, and 105 Freeways
- Beneficially Located in Unincorporated Los Angeles County
- 16.1 Miles (22 Mins.) From the Port of Long Beach
- 15.1 Miles (20 Mins.) From the Port of Los Angeles
- 110 Freeway Exit at Rosecrans Ave or Redondo Beach Blvd

### AVAILABLE SPACE

**208,261 SF**

### NUMBER OF BUILDINGS

**Two**

### DELIVERY DATE

**Q2 2021**

**CHRIS SHEEHAN, SIOR**  
Executive Vice President  
chris.sheehan@colliers.com  
310-321-1831

**CONNOR REEVES**  
Senior Associate  
connor.reeves@colliers.com  
310-321-1889

**Colliers**  
INTERNATIONAL

## BUILDING 1

### Characteristics

Size: 100,528 sf  
 Clear Height: 32'  
 Exterior Docks: 12  
 Drive-in Doors: 1  
 Car Parking: 124  
 Sprinkler: ESFR  
 Truck Court: 138'  
 Spec Office: 10,610 sf  
 Site Area: 4.10 Acres

## BUILDING 2

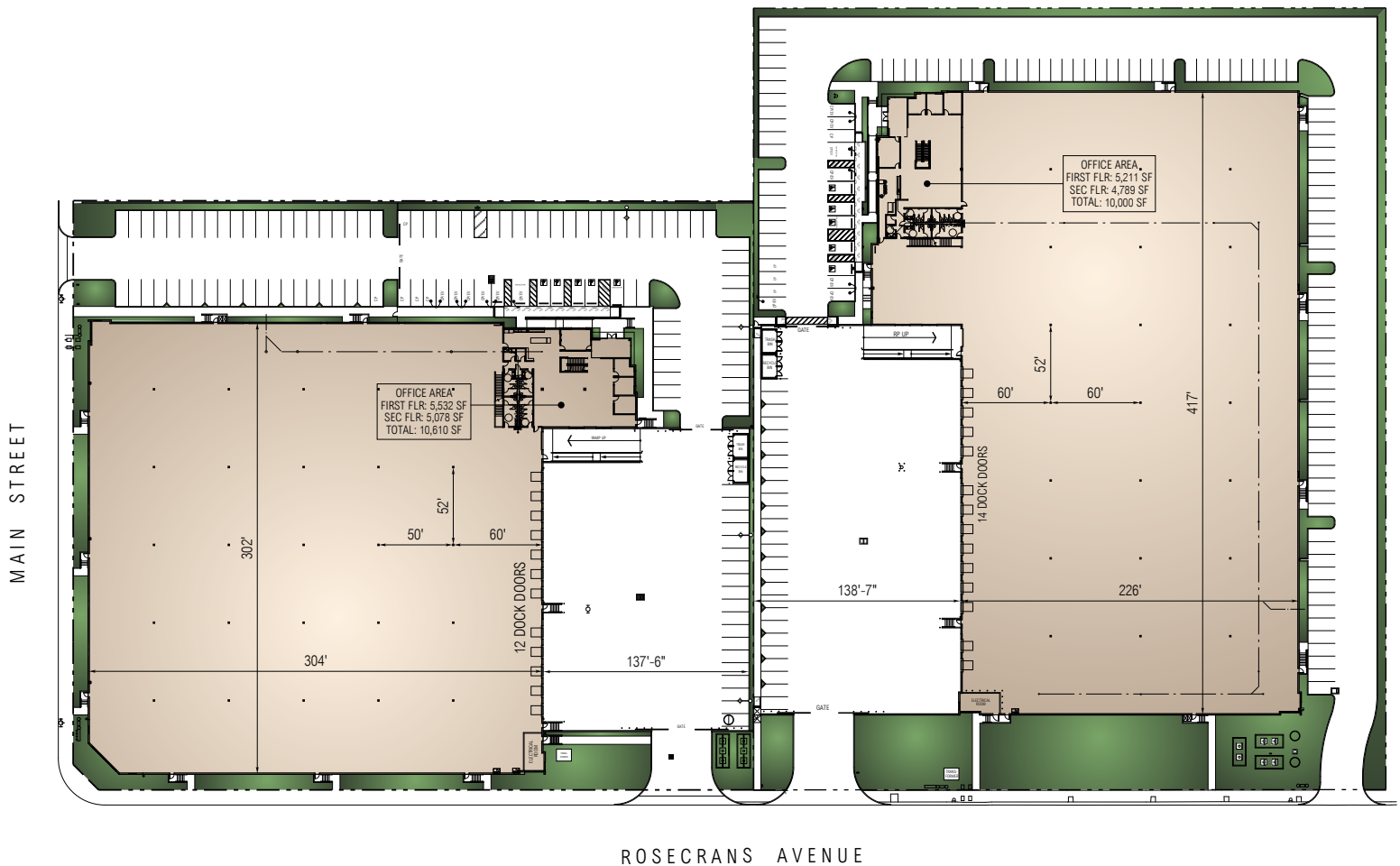
### Characteristics

Size: 107,733 sf  
 Clear Height: 32'  
 Exterior Docks: 14  
 Drive-in Doors: 1  
 Car Parking: 141  
 Sprinkler: ESFR  
 Truck Court: 139'  
 Spec Office: 10,000 sf  
 Site Area: 5.06 Acres

## ENHANCED

### Features

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



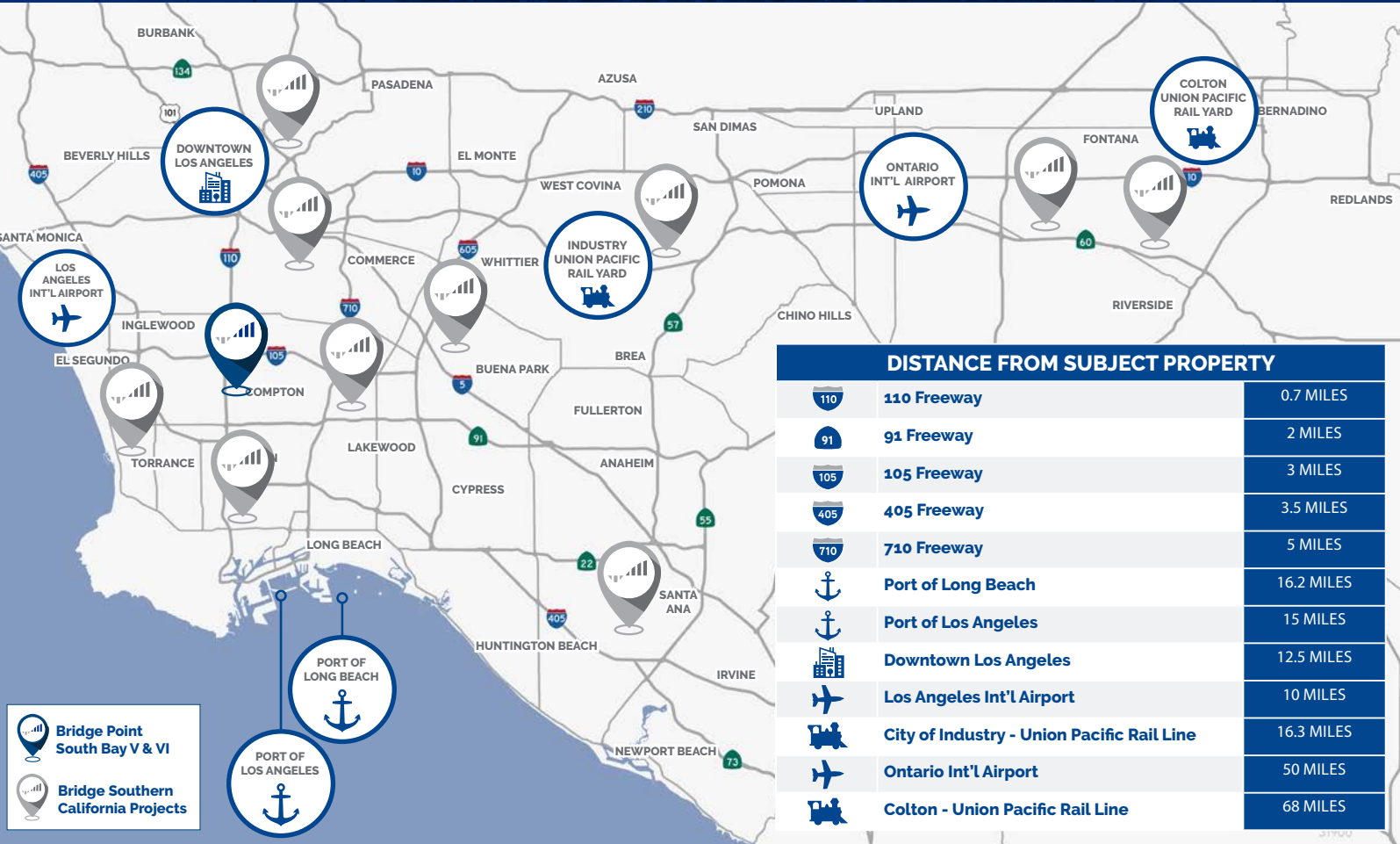
14220 South Main Street and 159 East Rosecrans Avenue | Los Angeles, CA

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensors. ©2020. All rights reserved.

**Colliers**  
INTERNATIONAL



# DISTANCE MAP AND CORP. NEIGHBORS



14220 South Main Street and 159 East Rosecrans Avenue | Los Angeles, CA

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensors. ©2020. All rights reserved.

**Colliers**  
INTERNATIONAL



## 40 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

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

# NAIOP

COMMERCIAL REAL ESTATE  
DEVELOPMENT ASSOCIATION



### HEADQUARTERS

1000 W. Irving Park Rd., Suite 150, Itasca, IL 60143 | 312 683 7230

[www.bridgedev.com](http://www.bridgedev.com)