



NOW UNDER CONSTRUCTION
DELIVERING MARCH 2026



BRIDGE POINT SAN JOSE

COMMERCE DRIVE & QUME DRIVE | SAN JOSE, CA

HIGH POWERED TURN-KEY INDUSTRIAL CAMPUS

PREMIER SILICON VALLEY CLASS A DEVELOPMENT

SITE

32.8 Acres

±714,491 SF

ACROSS 4 BUILDINGS



TURN-KEY TENANT IMPROVEMENTS



5,000 SF High-End
Offices Including 2,500
SF of Mezzanine



LED Motion Sensor
Warehouse Lights and
20-foot Candles



40,000 Pound Mechanical
Pit Levelers at Every
Other Dock Position

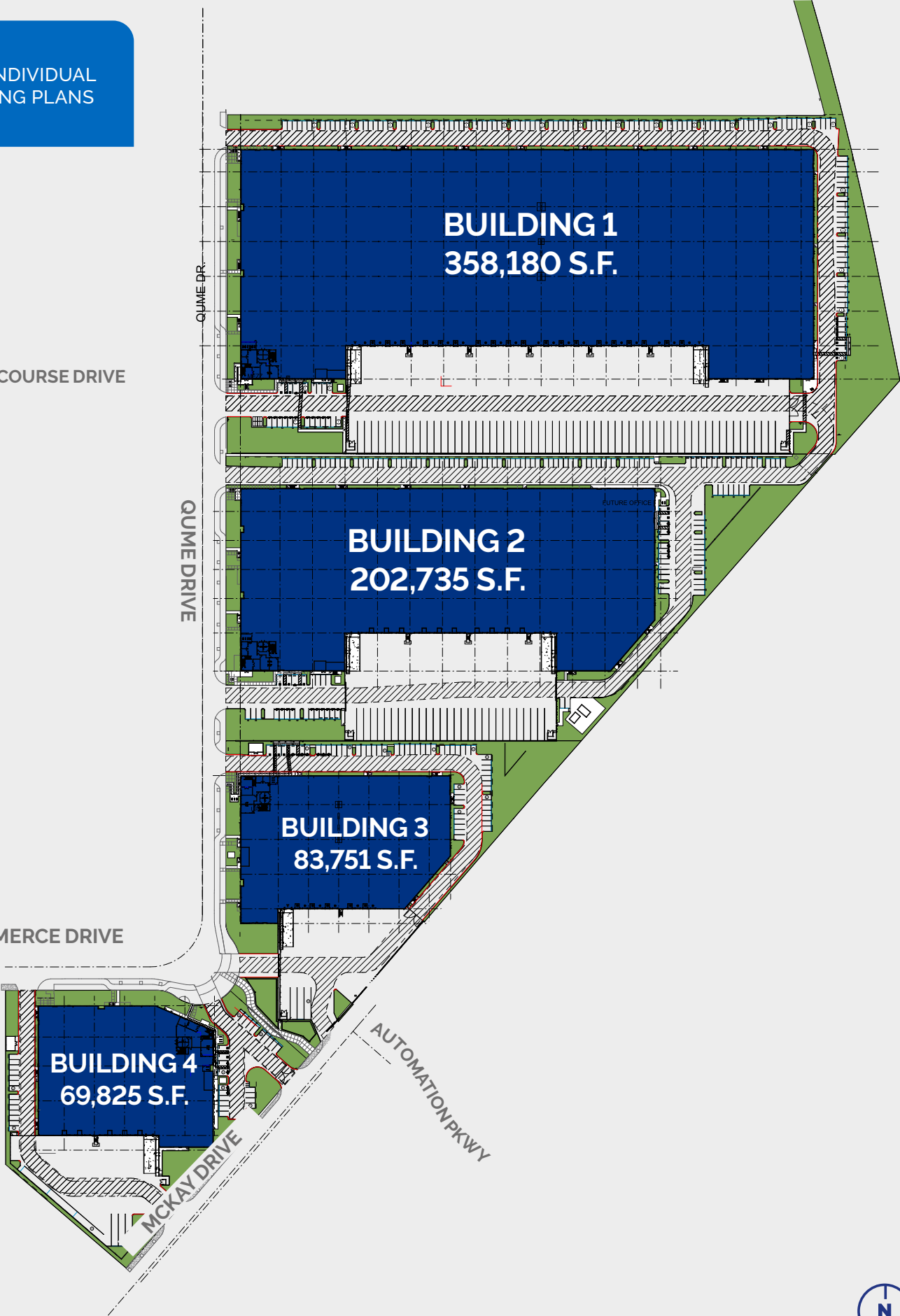
Building	Size	Clear Height	Loading	Sprinklers	Power	Trailer Parking	Truck Court	Auto Parking
1	±358,180 SF	36'	39 dock-high doors 2 grade-level doors	ESFR	Min. 4,000 amps	61 spaces	185' (concrete)	132 spaces 16 EV spaces
2	±202,735 SF	36'	21 dock-high doors 2 grade-level doors	ESFR	Min. 4,000 amps	27 spaces	185' (concrete)	126 spaces 16 EV spaces
3	±83,751 SF	32'	10 dock-high doors 1 grade-level doors	ESFR	Min. 4,000 amps	4 spaces	135' (concrete)	43 spaces 6 EV spaces
4	±65,825 SF	32'	7 dock-high doors 1 grade-level doors	ESFR	Min. 4,000 amps	7 spaces	185' (concrete)	43 spaces 6 EV spaces
TOTAL	±714,491 SF	32'-36'	77 dock-high doors 6 grade-level doors	ESFR	Min. 16,000 amps	99 spaces	135'-185' (concrete)	344 spaces 44 EV spaces

VIEW INDIVIDUAL
BUILDING PLANS

CONCOURSE DRIVE

QUME DRIVE

COMMERCE DRIVE





STATE-OF-THE-ART HIGH IMAGE INDUSTRIAL CAMPUS

Bridge Point San Jose offers Class A buildings designed for multifaceted industrial and advanced manufacturing tenants. Each building comes equipped with a minimum of 4,000 amps of power and 32'-36' clear heights. Turn-key specialized improvements include: mechanical pit-levelers at every other door, high end office with mezzanine, and LED Lighting. With excellent access to Bay Area airports and direct highway access, Bridge Point San Jose is ideally located in the heart of Silicon Valley.

Delivery
March 2026

32.8 AC
Land Size

±714,491 SF Across
4 Buildings

Min 4,000 AMPS of
Power per Building

Electric
Vehicle Charging
Points

Target LEED
Certification

32'-36'
Clear Heights

Prime Central Silicon
Valley Location

TALENT TO DRIVE DESIGN

ENGINEERING TALENT IN SANTA CLARA COUNTY

Santa Clara County (2024)



#1 in Northern California for the **Most Engineering Resident Workers** with over **17,000 residents**



19.3 times

the national average of Computer Hardware Engineers



Over **36,500 Engineers** within a 30-minute drive time



The **heart of Silicon Valley** with over **400 start-ups HQ'd** in San Jose since 2015



The **most innovative city** in Northern California with over **78,200 patents**



One of the **highest educated regions** with over **186,000 residents** with a **STEM degree**



2.1 times

the national average of Bioengineers & Biomedical Engineers



6.3 times

the national average of Electrical Engineers



1.5 times

the national average of Industrial Engineers



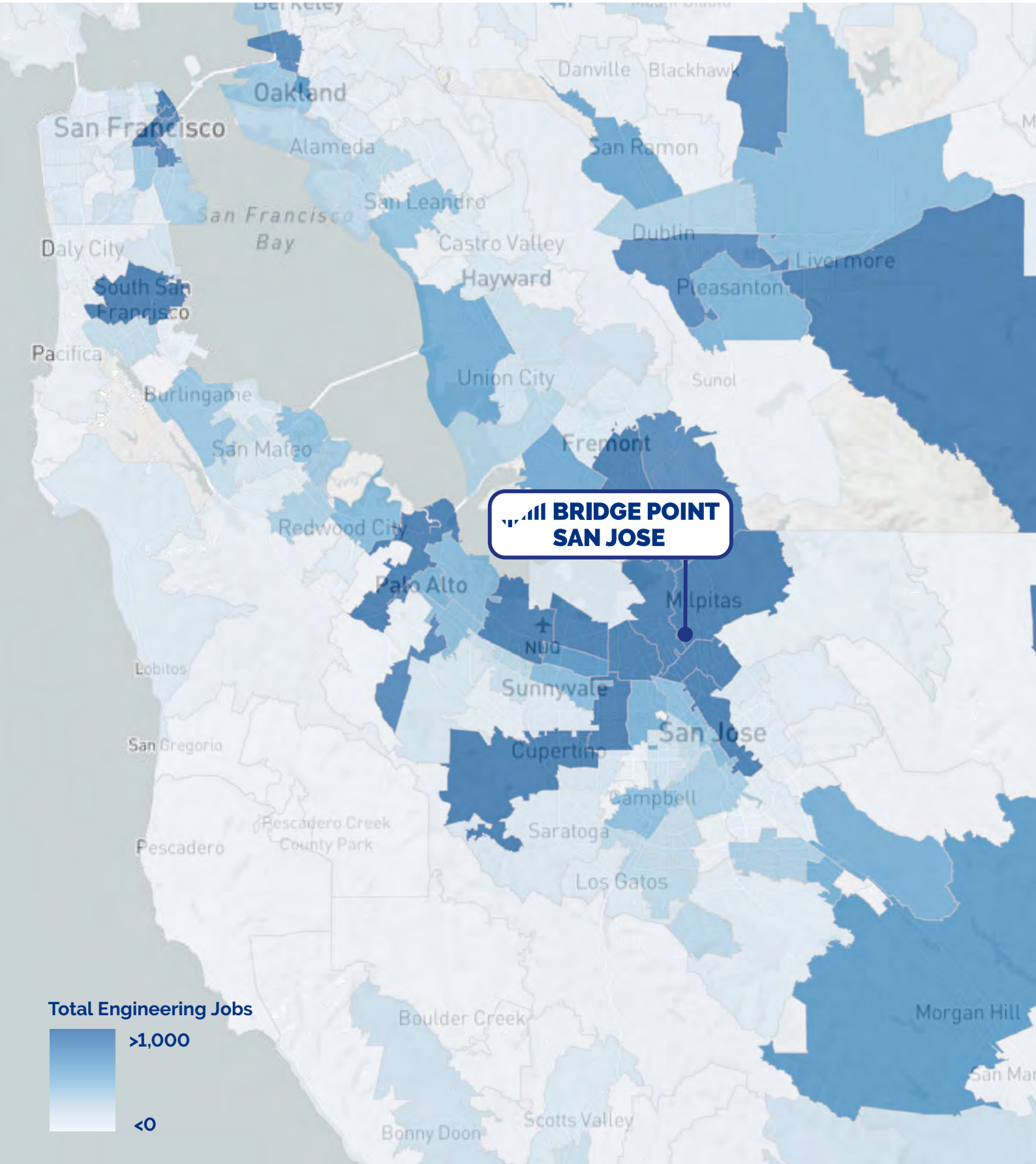
3.6 times

the national average of Materials Engineers



2 times

the national average of Mechanical Engineers



TALENT TO BUILD THE FUTURE



The most productive manufacturing labor force nationally with **\$510,700** of gross output per job



The strongest traditional manufacturing talent base in Northern California with **over 28,800 manufacturing workers** living in the city



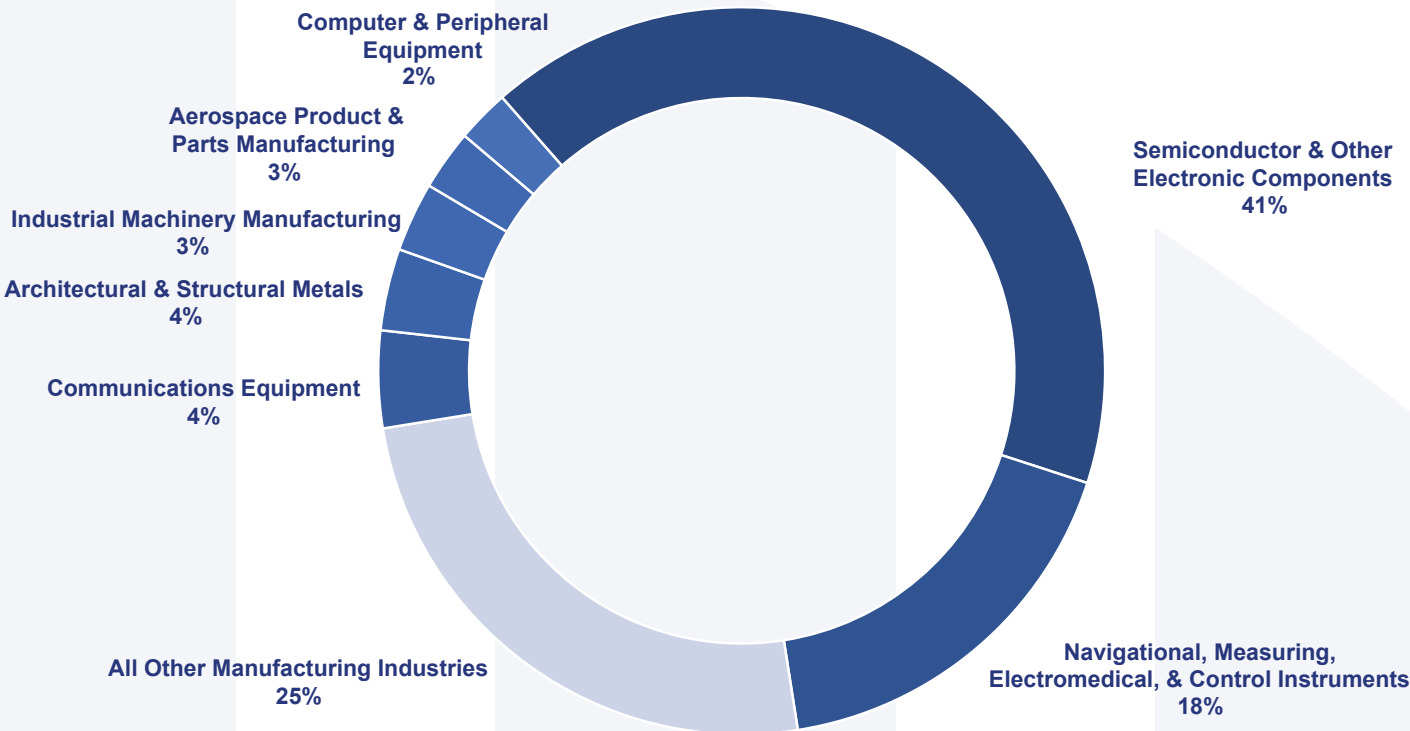
Over **32,000 Energy-sector/ClimateTech resident workers** within a 30-minute drive time



The most advanced industries jobs in Northern California

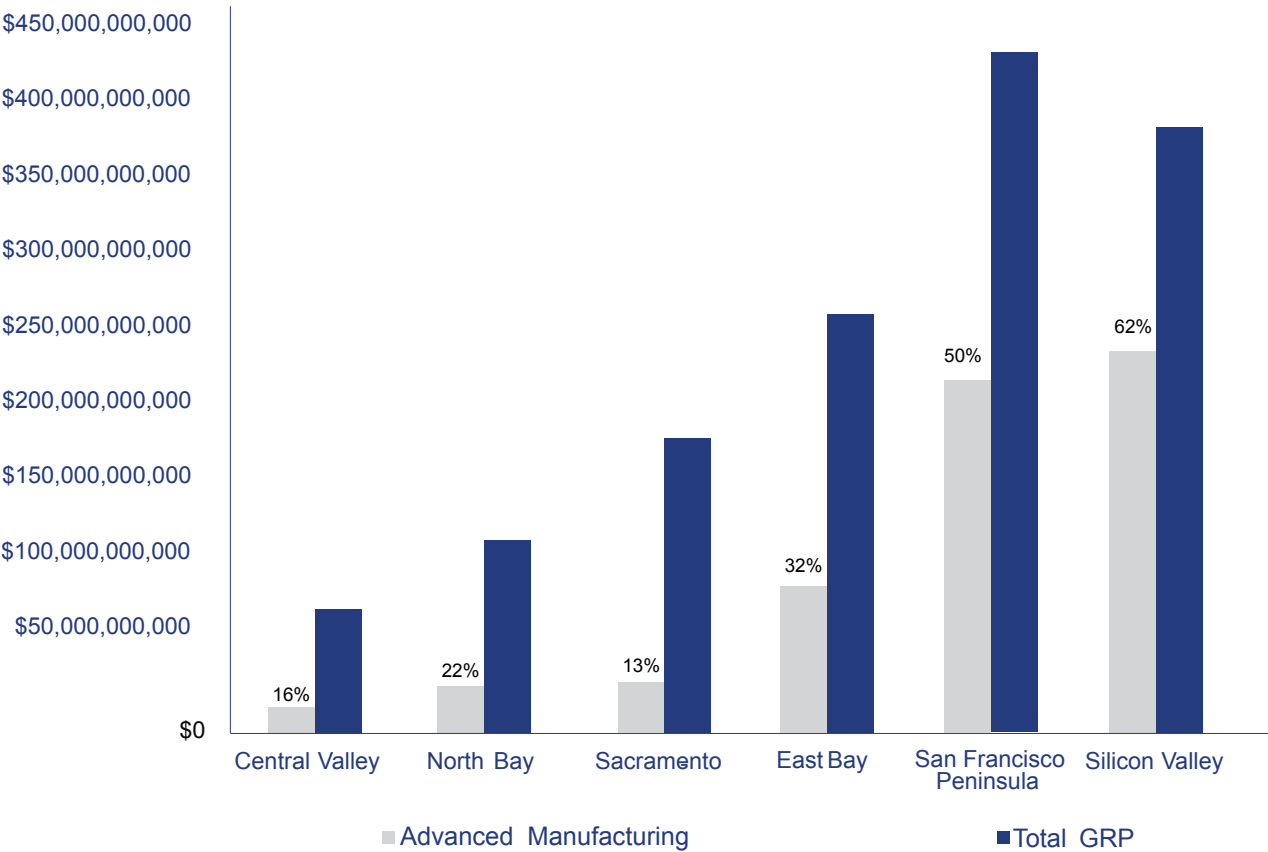
ECOSYSTEM FOR GROWTH

Top Manufacturing Industries by Employment, San Jose



GROSS REGIONAL PRODUCT

2024



TALENT TO **MOVE** YOUR PRODUCT

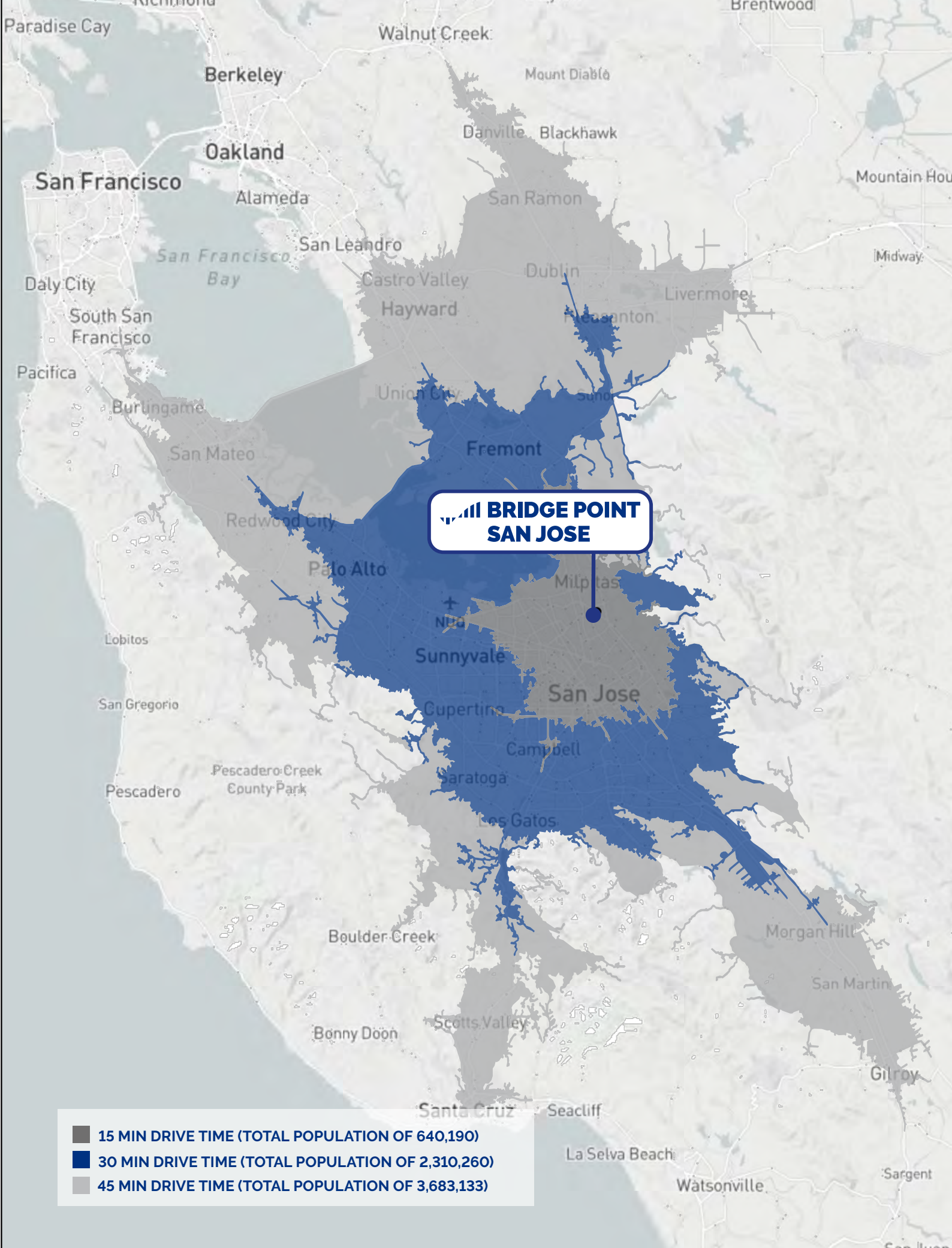
2024 LABOR DEMOGRAPHICS (within 30-minute drivetime)

TRANSPORTATION LABOR

30,504	28,849	\$25.29	\$26.97
Jobs	Resident Workers	Median Hourly Earnings	Avg. Hourly Earnings

WAREHOUSE LABOR

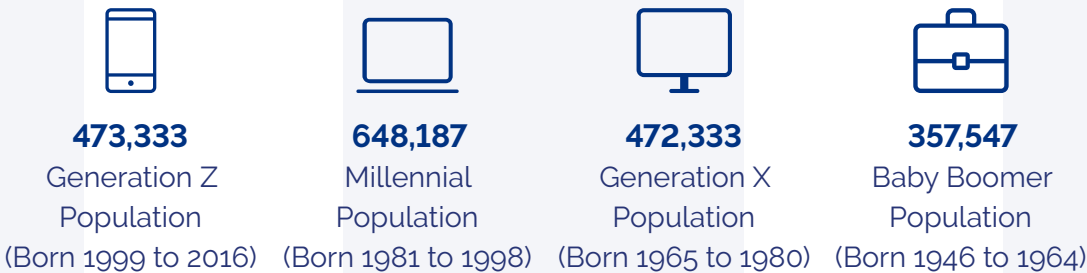
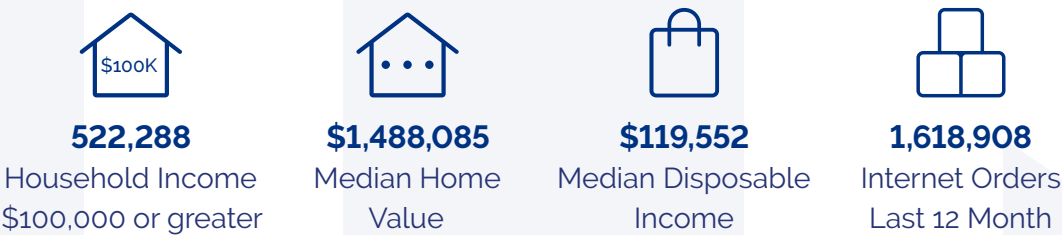
36,471	31,735	\$20.45	\$21.56
Jobs	Resident Workers	Median Hourly Earnings	Avg. Hourly Earnings



ACCESS TO CONSUMERS

2024 CONSUMER DEMOGRAPHICS

(within 30-minute drivetime)



OPERATIONAL COST COMPARISON BASED ON LOCATION

Assumes 200 sprinter van trips per day

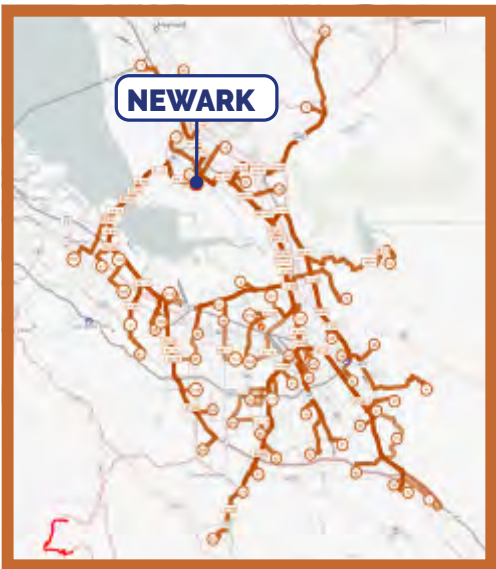


BRIDGE POINT SAN JOSE

\$2.96M estimated transportation cost

1.45M vehicle miles traveled annually

Bridge Point San Jose's superior location saves **\$1.21M** compared to Newark and **\$5.33M** compared to Gilroy in annual transportation costs



NEWARK

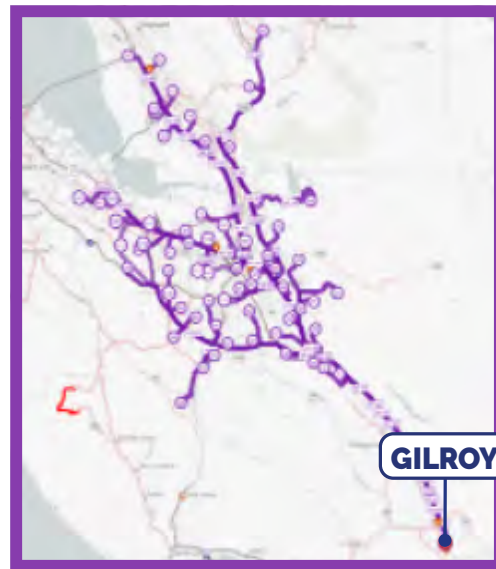
\$4.17M estimated transportation cost

+\$1.21M in additional operational costs

+\$0.51 per SF/month over a 200K SF building

+718K vehicle miles traveled annually

Equivalent to **237** additional cars on the road each year in greenhouse gas emissions



GILROY

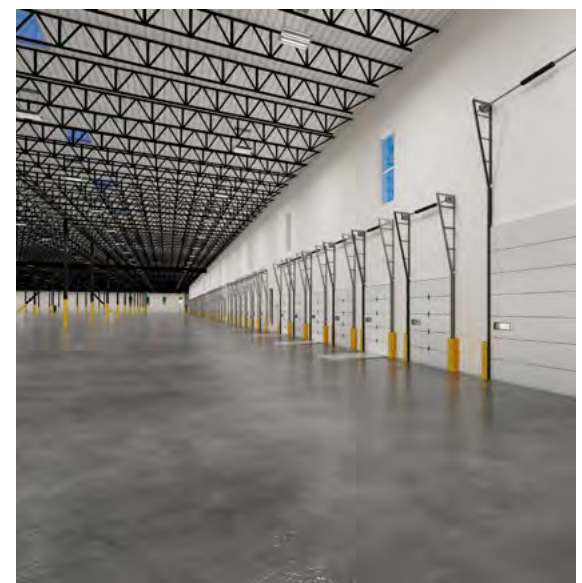
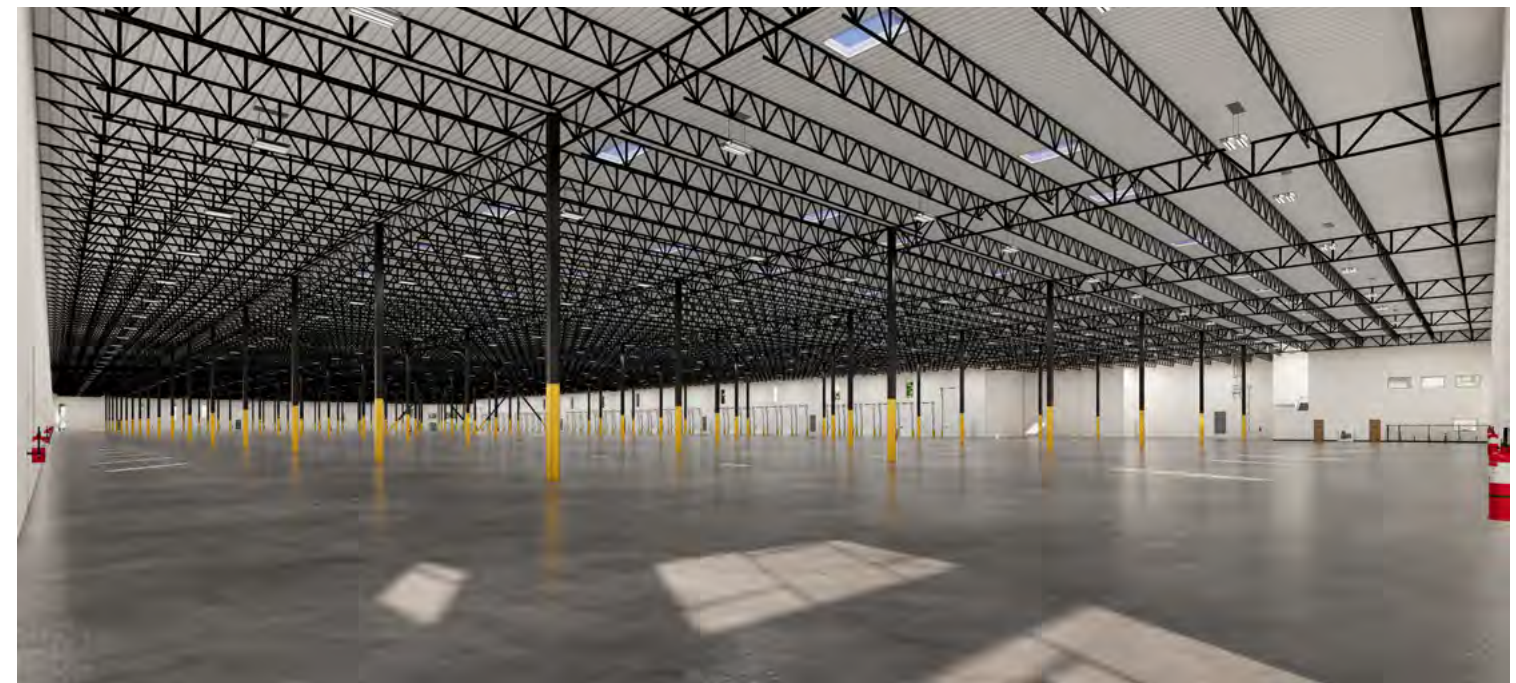
\$8.29M estimated transportation cost

+\$5.33M in additional operational costs

+\$2.22 per SF/month over a 200K SF building

+718K vehicle miles traveled annually

Equivalent to **1,097** additional cars on the road each year in greenhouse gas emissions



PERFECTLY LOCATED IN SAN JOSE

With excellent, direct highway access to 680 (1.5 Miles), 880 FWY (1.7 Miles), and HWY 101 (3.2 Miles)

TO CITIES:

Palo Alto - 17 miles
San Francisco- 58 miles
Oakland- 37 miles

TO AIRPORTS

SJO- 4 miles
OAK - 31 miles
SFO- 36 miles

TO PORTS

Oakland - 37 miles
Richmond - 53 miles
Los Angeles - 371 miles





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AMSTERDAM • LONDON

Bridge Industrial, a privately-owned, vertically integrated real estate operating company and investment manager transforms complex real estate opportunities into irreplaceable industrial assets.

Bridge Industrial acquires and develops sites where it can leverage its expertise in complex transactions, skilled site development, creative property solutions, and successful leasing. The firm seeks opportunities to acquire and develop Class A logistics real estate, in the supply-constrained core markets of Chicago, Miami, New Jersey, New York, Los Angeles, San Francisco, Seattle, UK, and Europe. Since its inception in 2000, Bridge has successfully acquired and developed close to 74 million square feet of logistics facilities.



74M+ SF *ACQUIRED & DEVELOPED
SINCE 2000*

OUR COMMITMENT TO SUSTAINABILITY

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.



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TERMS

Available on a new lease direct from the landlord.

FURTHER INFORMATION

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