

# BRIDGE POINT SOUTH BAY VII

FOR LEASE

 **BRIDGE**

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**DELIVERY Q2 2023**

## NEW INFILL DEVELOPMENT SOUTH BAY SUBMARKET

### HIGHLIGHTS

- State-of-the-Art, High Image Distribution Warehouse with Major Sepulveda Boulevard Frontage & Visibility
- Excellent Just in Time and Last Mile E-Commerce Opportunity
- 3.5 Miles (10 Mins.) to Ports of Los Angeles and Long Beach
- Immediate Access to I-110; 3.1 Miles to I-405; 5.4 Miles to I-710
- Two-Story High Image Office Space Expandable to 9,644 Sq. Ft.
- Fenced and Secure 135' Truck Court with Yard Area
- 21 Dock High Doors; 1 Ground Level Door

### AVAILABLE SPACE

**174,211 SF**

### LAND SIZE

**7.4 Acres**

### DELIVERY DATE

**Q2 2023**

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## BUILDING

### Characteristics

- Two-Story Office: 9,644 SF
- Property Size: 7.4 acres
- Column Spacing: 52' x 60'
- Dock-High Doors: 21
- Ground-Level Doors: 1
- Clear Height: 32'
- ESFR Sprinkler System
- Power: 2,000 amps
- Skylights: 2.5%
- Total Parking Spaces: 189

## ENHANCED

### Features

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



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# BUILDING SPECIFICATION SUMMARY

# BRIDGE

|                             |                                                                                       |
|-----------------------------|---------------------------------------------------------------------------------------|
| ADDRESS                     | 1355 Sepulveda Blvd, Los Angeles (Torrance P.O.) 90501                                |
| CONSTRUCTION                | Concrete Tilt-Up                                                                      |
| TOTAL BUILDING NRA (SQ FT)  | 174,211                                                                               |
| BUILDING FOOTPRINT (SQ FT)  | 169,211                                                                               |
| TOTAL OFFICE AREA (SQ FT)   | 9,644                                                                                 |
| GROUND LEVEL OFFICE (SQ FT) | 4,686                                                                                 |
| MEZZANINE OFFICE (SQ FT)    | 4,958                                                                                 |
| LAND ACRES                  | 7.4                                                                                   |
| AUTO PARKING STALLS         | 189                                                                                   |
| DOCK HIGH DOORS             | 21                                                                                    |
| GRADE LEVEL DOORS           | 1                                                                                     |
| CLEAR HEIGHT (FT)           | 32'                                                                                   |
| COLUMN SPACING (FT)         | 52' x 60'                                                                             |
| BUILDING DEPTH (FT)         | 347'                                                                                  |
| TRUCK COURT DEPTH (FT)      | 135'                                                                                  |
| FIRE PROTECTION             | ESFR K-25                                                                             |
| ROOFING                     | Class A, 4-Ply Build Up                                                               |
| SKYLIGHTS                   | 2.5% total roof area smoke hatch and skylights, smoke hatch calc per code             |
| WAREHOUSE SLAB              | 6" thick, 4,000 PSI                                                                   |
| LOADING DOORS               | 9' x 10' sectional overhead with vision glazing                                       |
| LIGHTING                    | LED                                                                                   |
| INSULATION                  | White Scrim Foil                                                                      |
| ELECTRICAL                  | 2,000 Amps                                                                            |
| PAVING                      | Concrete paving throughout                                                            |
| PAINTING                    | Exterior & Interior Warehouse Coatings                                                |
| MECHANICAL                  | 1 Air Change/Hr.                                                                      |
| YARD                        | 100% concrete, gated and fenced with two points of ingress/egress off Sepulveda Blvd. |

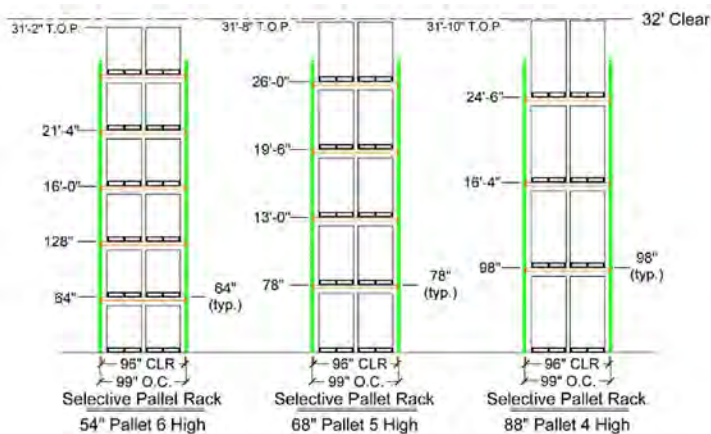
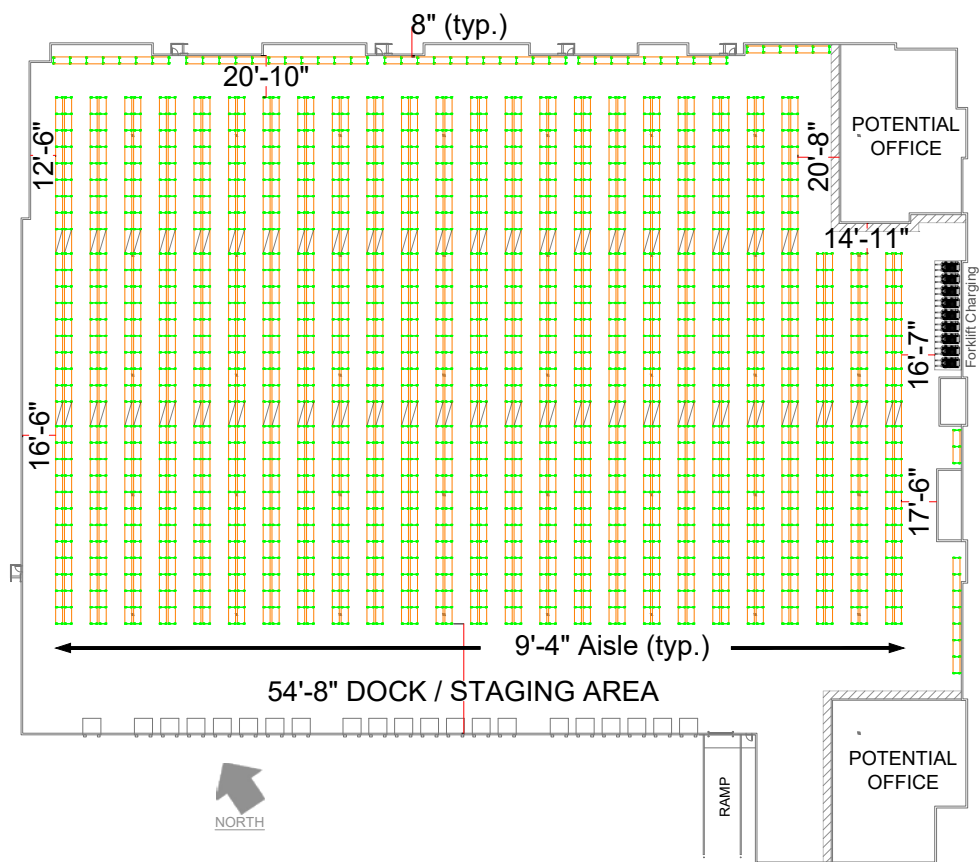
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POTENTIAL RACKING PLAN

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| Number of Bays | Pallet Height | Pallet Positions |
|----------------|---------------|------------------|
| 1,548          | 54"           | 18,576           |
|                | 68"           | 15,480           |
|                | 88"           | 12,384           |

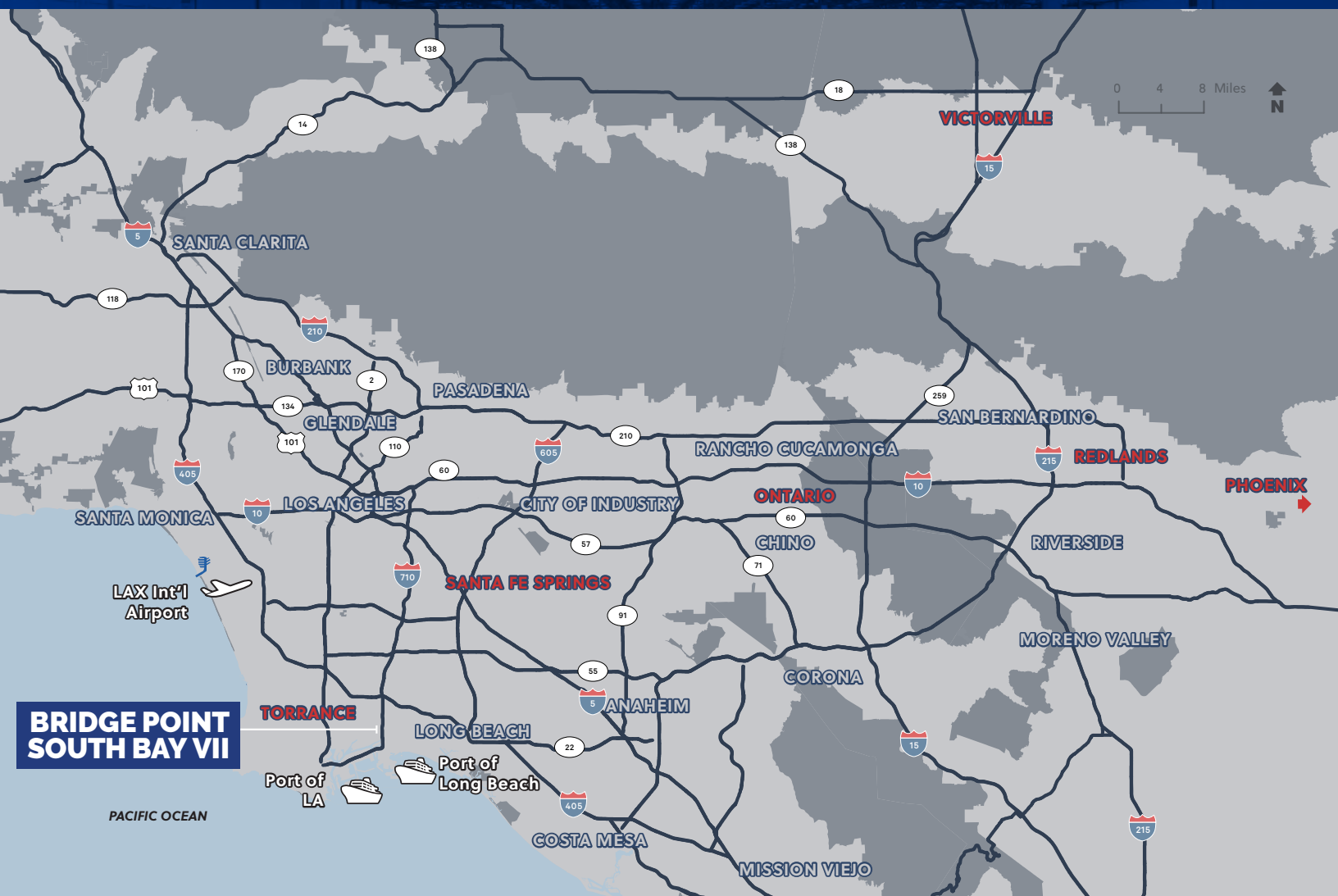
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# REGIONAL MAP / DRAYAGE RATE COMPARISON CHART

BRIDGE



| SUBMARKET        | COST PER CONTAINER<br>(FROM LA/LB PORT) | DIFFERENCE<br>(COST DIFFERENCE PER CONTAINER) |
|------------------|-----------------------------------------|-----------------------------------------------|
| TORRANCE         | \$762                                   | \$0                                           |
| SANTA FE SPRINGS | \$853                                   | \$91                                          |
| ONTARIO          | \$990                                   | \$228                                         |
| REDLANDS         | \$1,112                                 | \$350                                         |
| VICTORVILLE      | \$1,233                                 | \$471                                         |
| PHOENIX          | \$3,553                                 | \$2,791                                       |

Source: Drayage cost estimates provided by WCL consulting, 2022

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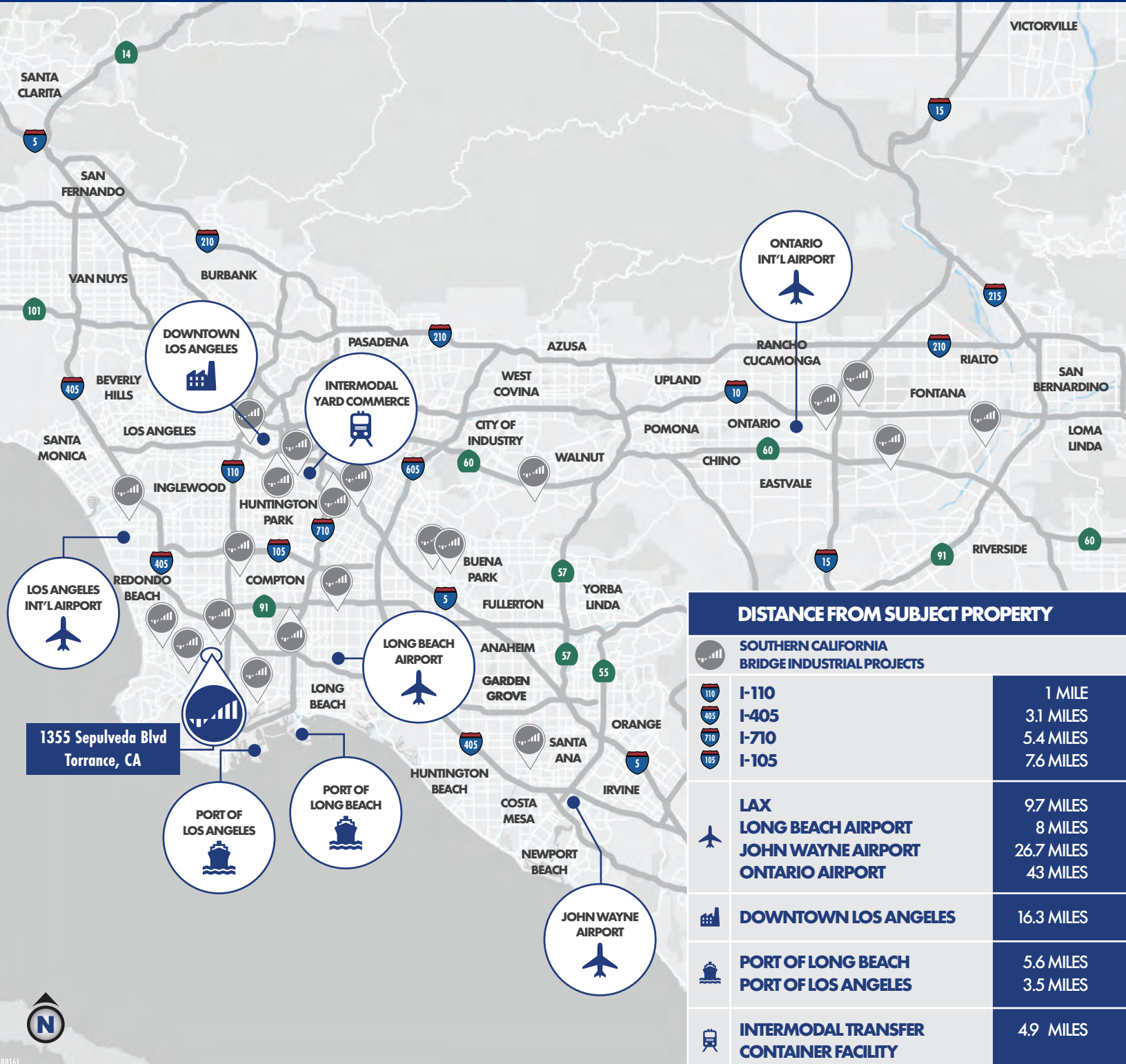
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# REGIONAL MAP

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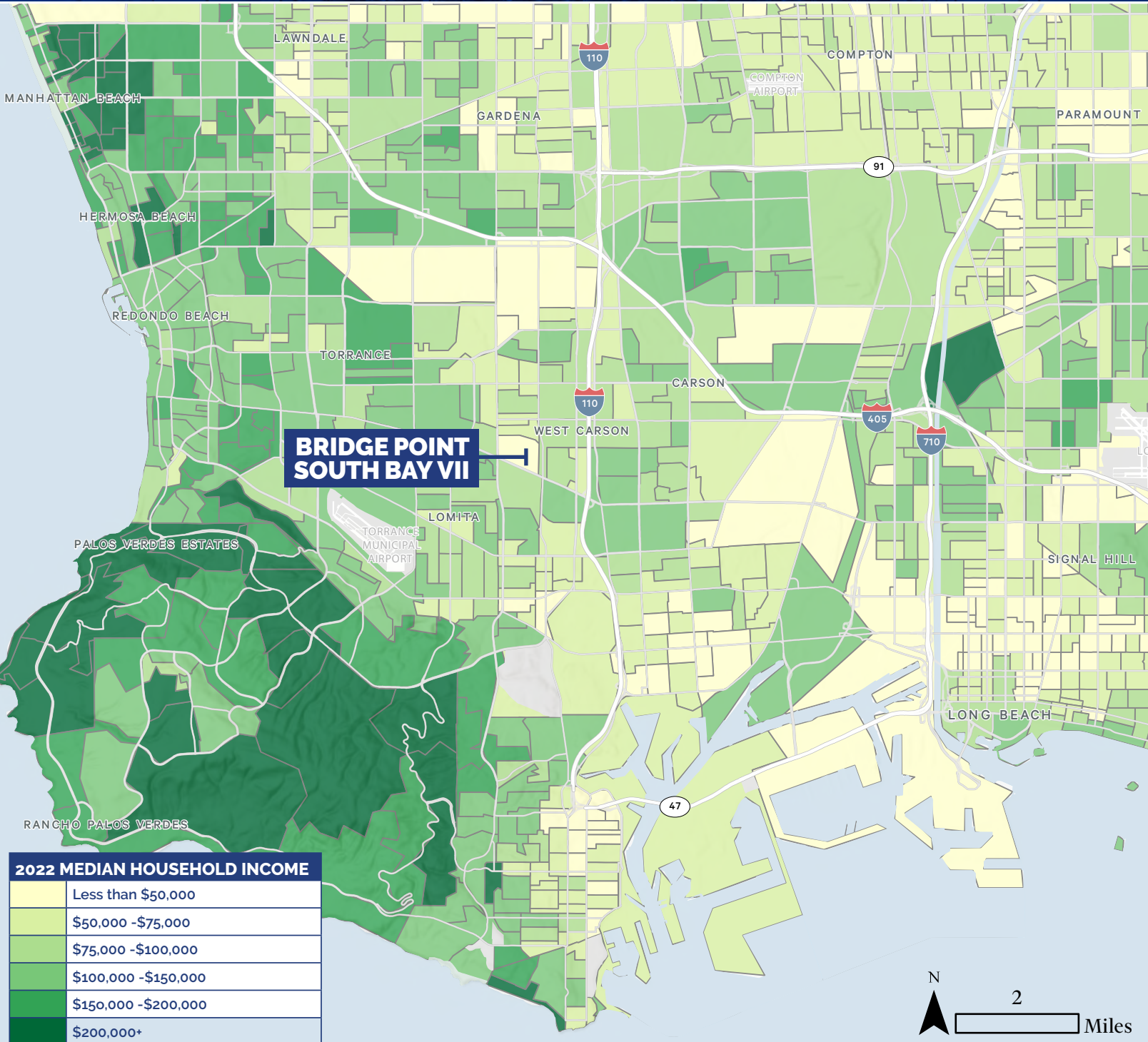
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# MEDIAN HOUSEHOLD INCOME

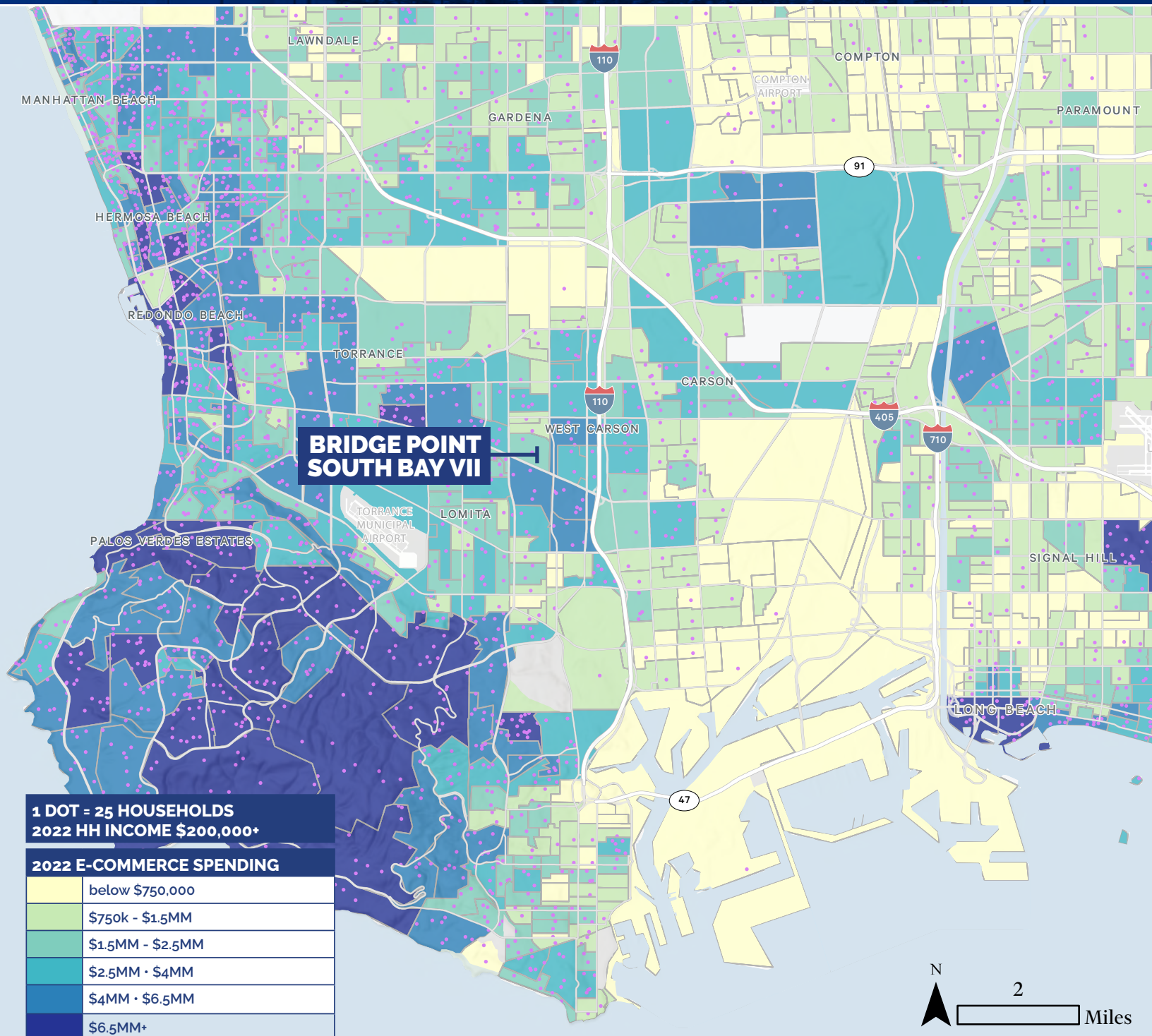
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# PROXIMITY AERIALS

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## PROXIMITY TO LAX



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# PROXIMITY AERIALS

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## PROXIMITY TO PORTS



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# CORPORATE NEIGHBORS

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# 71 MILLION+ SF WORLDWIDE

## Seattle

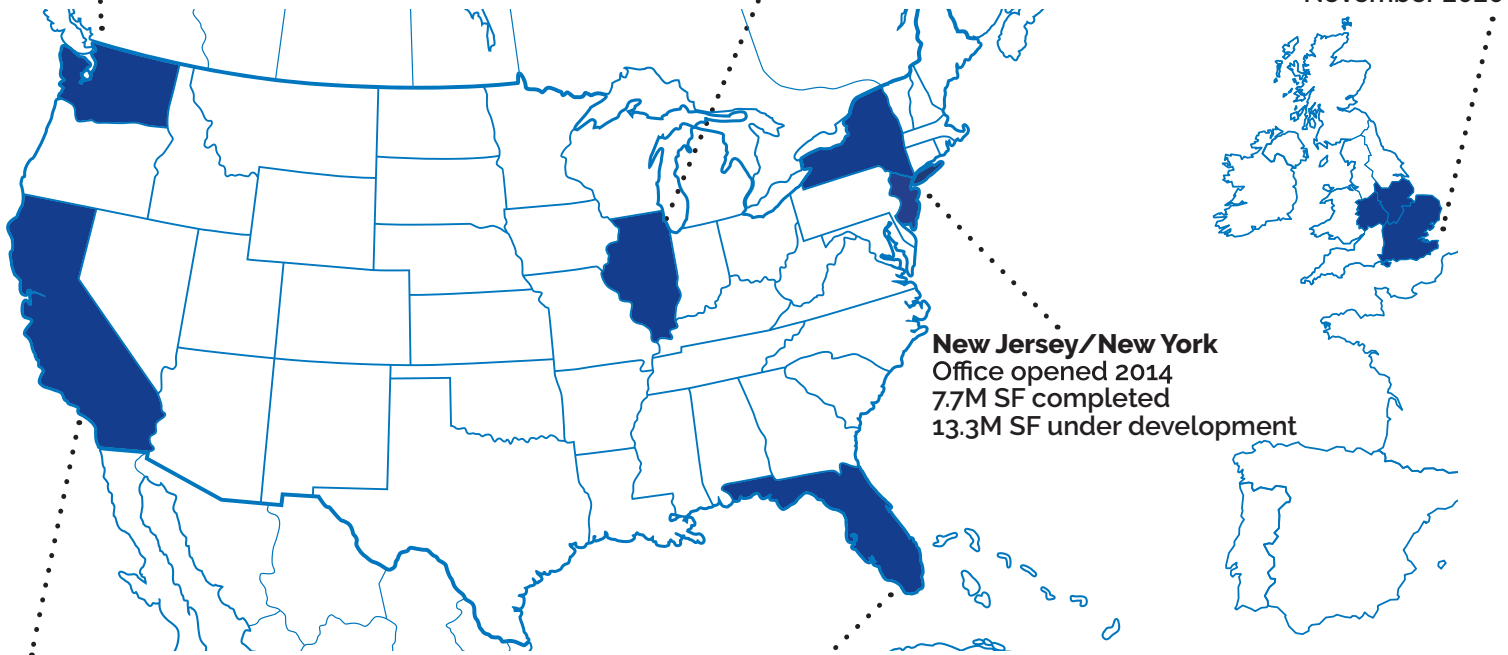
Office opened 2018  
2.9M SF completed  
6.6M SF under development

## Chicago

Office opened 2000  
16.7M SF completed  
4.8M SF under development

## London

Office opened  
November 2020



## Los Angeles/San Francisco

Office opened 2015  
4.5M SF completed  
4.4M SF under development

## Miami

Office opened 2012  
5.6M SF completed  
4.7M SF under development

## New Jersey/New York

Office opened 2014  
7.7M SF completed  
13.3M SF under development

Bridge Industrial is a vertically integrated real estate operating company and investment manager focused on the development and acquisition of industrial properties in supply-constrained core markets in the U.S. and the U.K.

Bridge has successfully acquired/and or developed and sold more than **71 million square feet** of state-of-the-art, institutional quality industrial buildings and projects valued at over **\$13.8 billion** since inception in Chicago, Miami, New Jersey/New York, Los Angeles/San Francisco, Seattle, and London.

## HEADQUARTERS

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