

BRIDGE POINT RANCHO DOMINGUEZ

BRIDGEPOINTRANCHODOMINGUEZ.COM | 3025 E VICTORIA STREET, RANCHO DOMINGUEZ, CA 90221



KEY FEATURES

147,849 SF
Available for Lease

Q1 2026 Delivery

**Designed to LEED
Gold Standards**

**State-of-the-Art,
Turnkey, High
Image Warehouse**

**Direct Access to 91
and 710 Freeways**

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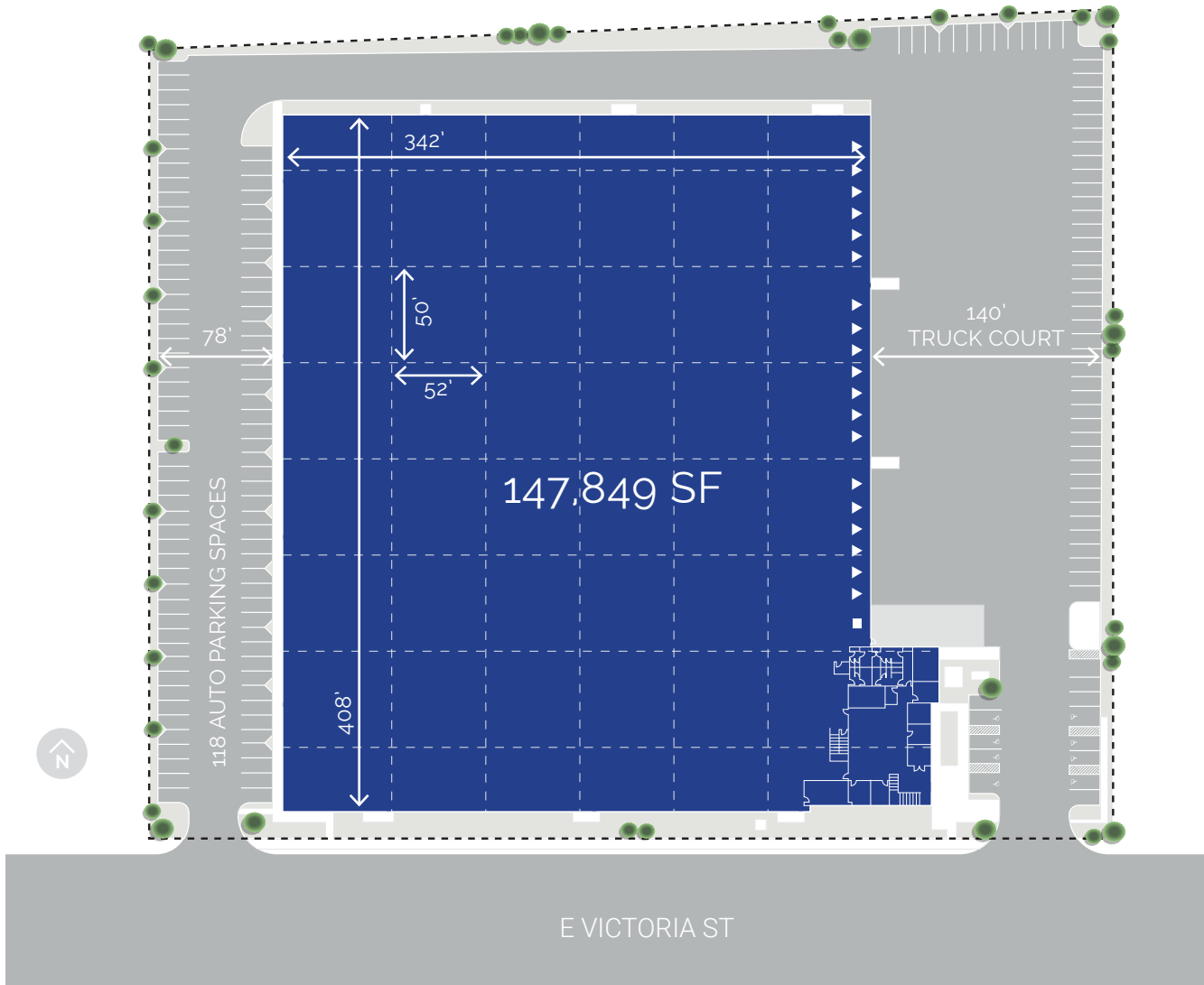
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DETAILED BUILDING FEATURES AND SPECS



147,849 SF
Facility

36'
Clear Height

19
Dock High
Doors

1
Grade Level
Door

8,056 SF
Spec Office
(Two-Story)

140'
Truck Court
Depth

52' x 50'
Column
Spacing

118
Auto Parking
Spaces

60' x 56'
Speed Bay
Spacing

20 FC
Warehouse
Lighting

ESFR
Sprinkler
System

4,000A
277/480V
Power
(expandable)

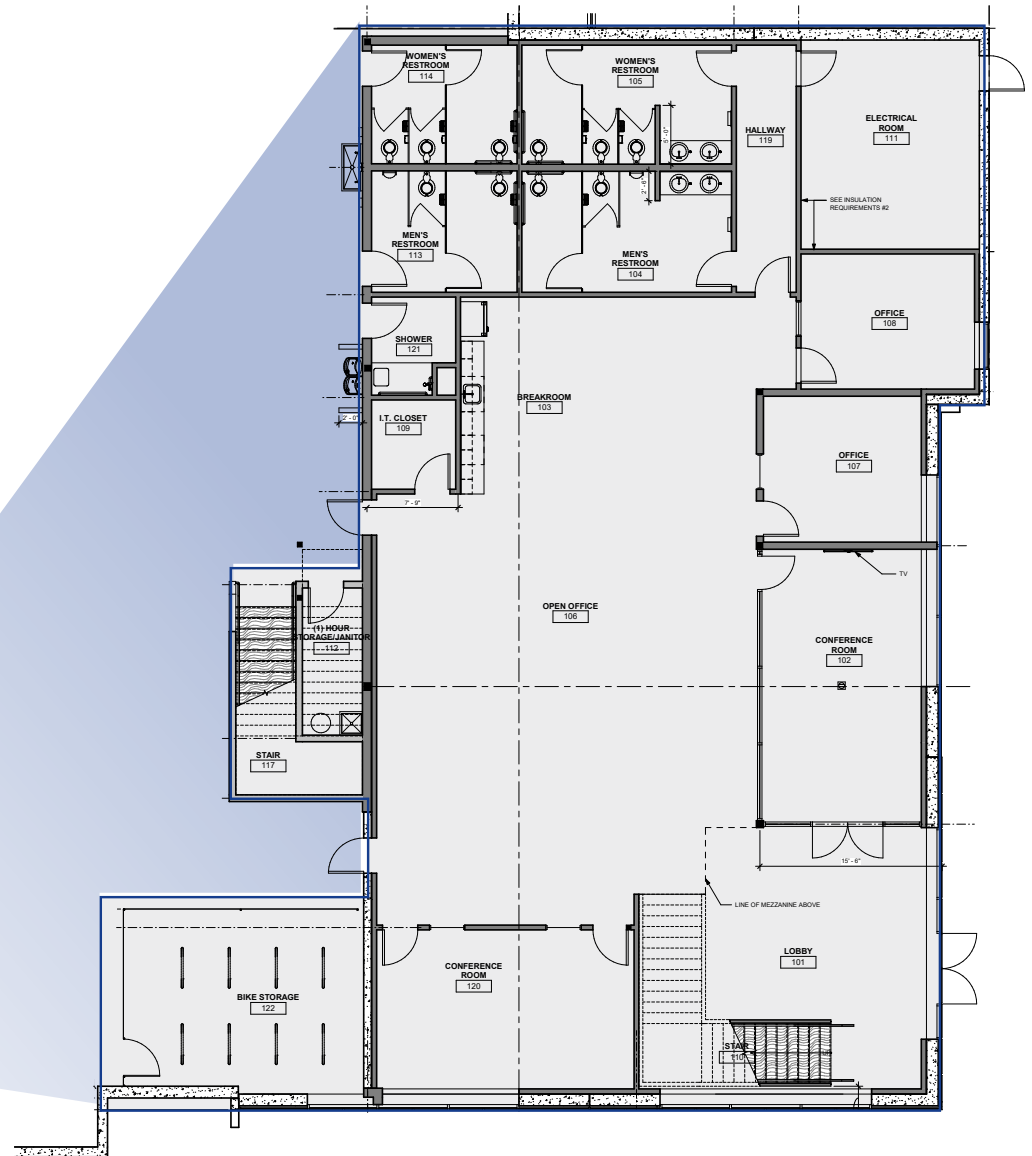
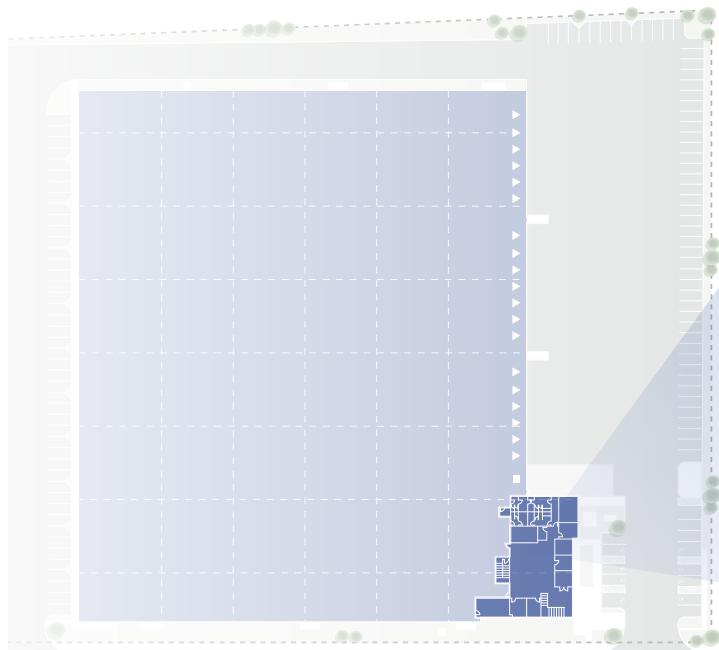
OFFICE SITE PLAN



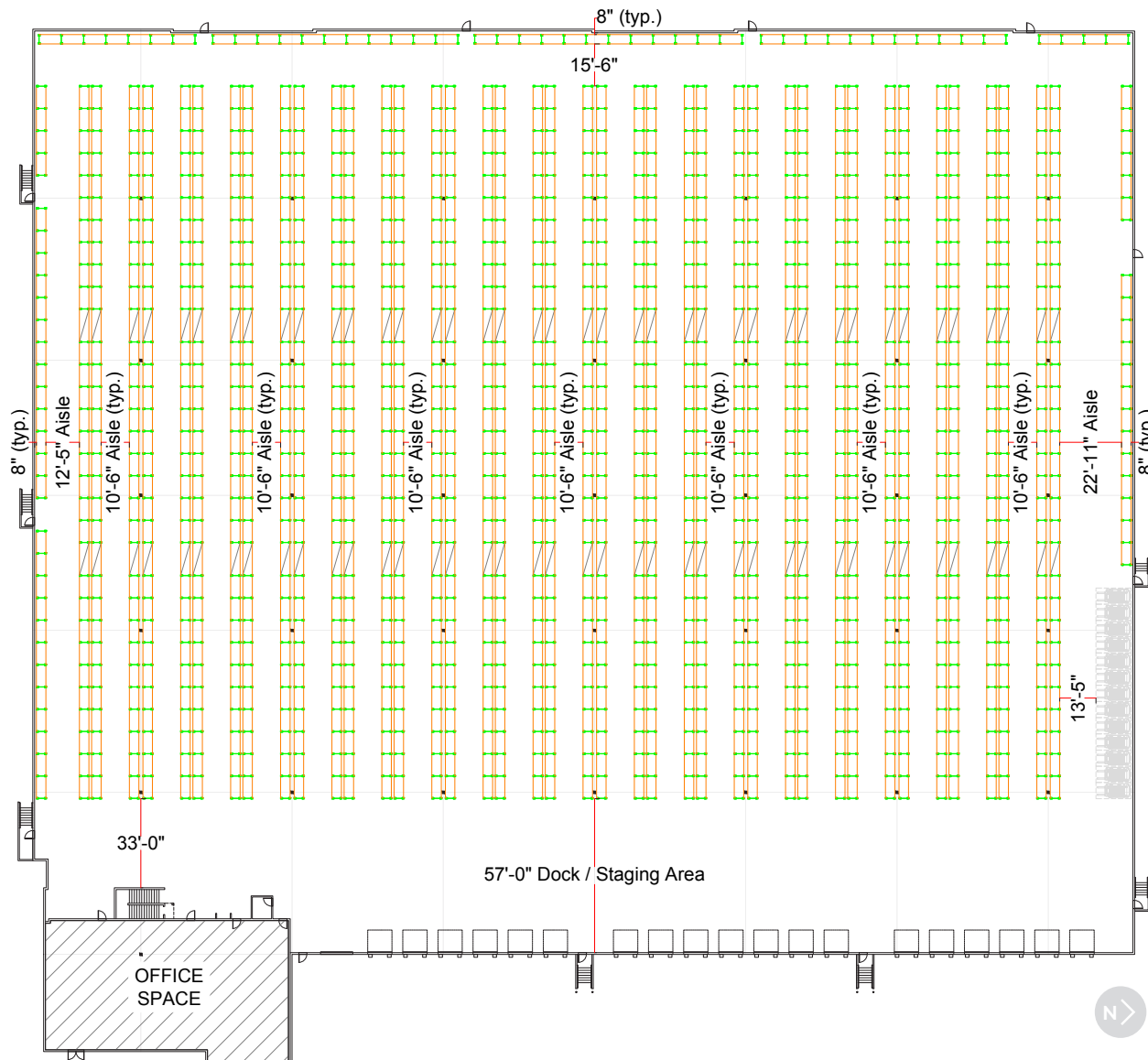
OFFICE SITE PLAN

8,056 SF

Two Story High-Image Corporate Office



RACKING PLAN



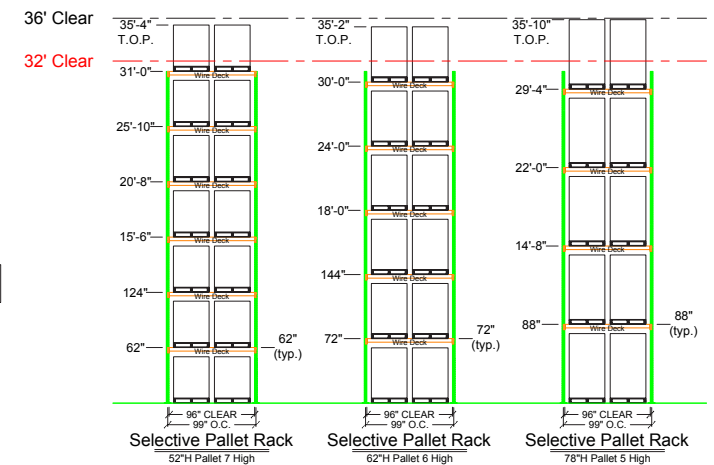
Approximately **16,385 square feet** was saved by utilizing a building clear height of **36'-0"** instead of **32'-0"** in order to achieve a storage capacity of **18,502 pallets of 52" tall**.

36' CLEAR HEIGHT | 147,849 SF

Number of Bays	Pallet Height	Pallet Positions
1,333	52"	18,502
	62"	15,756
	78"	13,250

32' CLEAR HEIGHT | 164,234 SF

Number of Bays	Pallet Height	Pallet Positions
1,565	52"	18,498
	62"	15,556
	78"	12,332

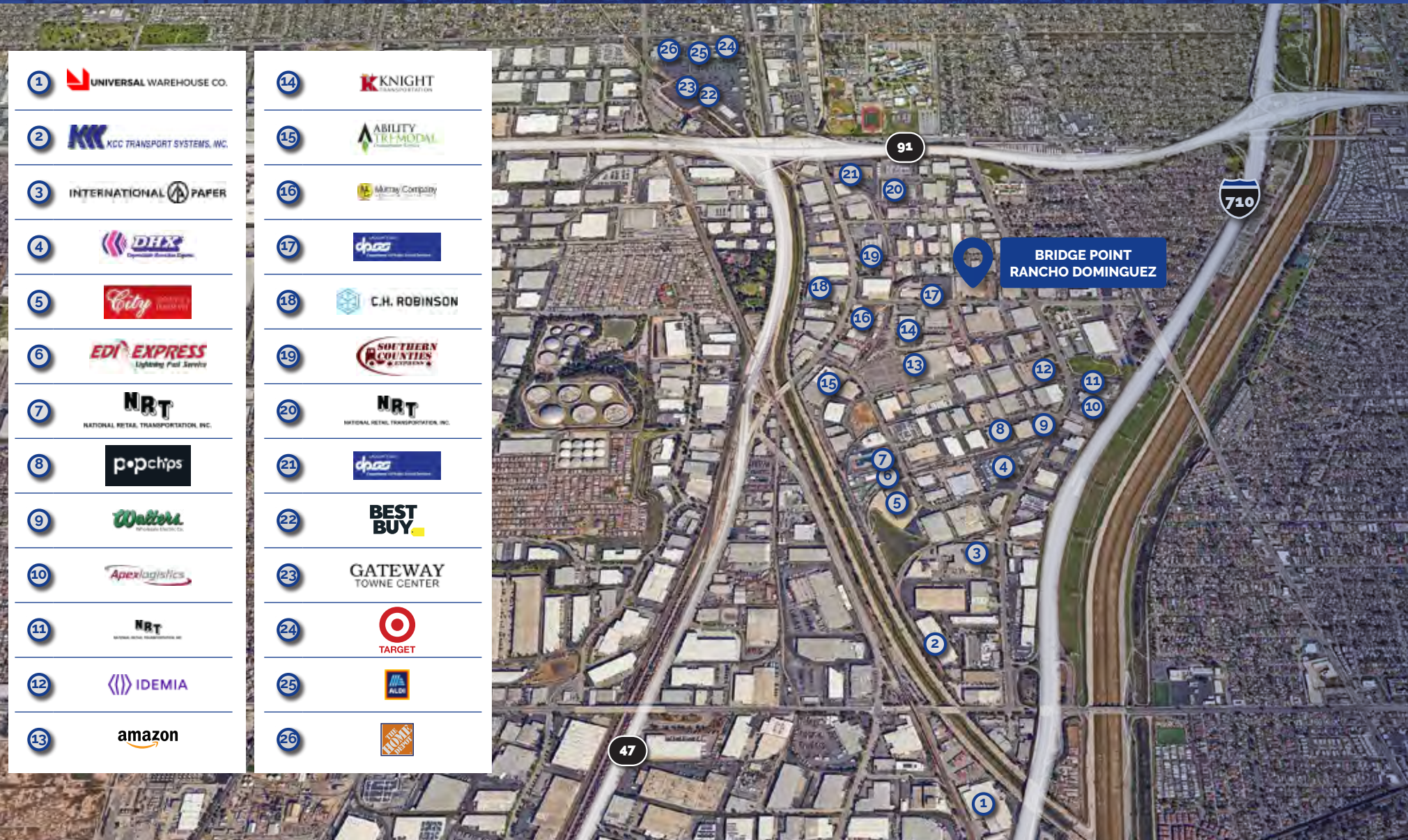


ACCESS MAP



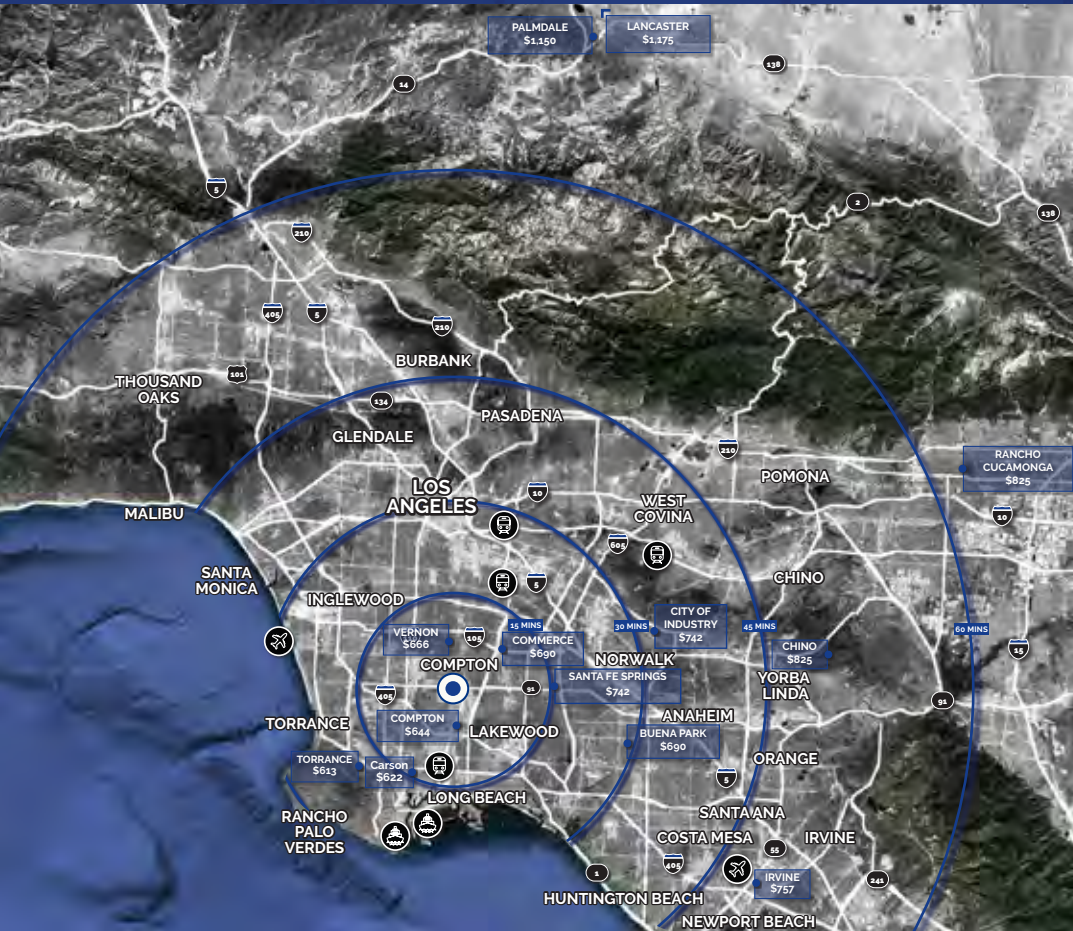
SURROUNDING AMENITIES AND NEIGHBORING TENANTS

BRIDGE



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REGIONAL ACCESS AND DISTRIBUTION REACH



KEY ACCESS POINTS

	PORT OF LONG BEACH	10 MILES
	PORT OF LOS ANGELES	11 MILES
	BNSF INTERMODAL LOS ANGELES	13 MILES
	UP INTERMODAL LOS ANGELES	13 MILES
	LOS ANGELES INT'L AIRPORT	19 MILES
	UP CITY OF INDUSTRY	26 MILES
	JOHN WAYNE AIRPORT	28 MILES
	ONTARIO INT'L AIRPORT	48 MILES
	UP RAILROAD COLTON	59 MILES
	BNSF INTERMODAL SAN BERNARDINO	66 MILES
	SBD INT'L AIRPORT	67 MILES

DISTRIBUTION REACH

2023 TOTAL
POPULATION

1.3M
15 MIN

5.2M
30 MIN

9.5M
45 MIN

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BRIDGE CALIFORNIA TRACK RECORD



ACRES

680

BUILDINGS DEVELOPED

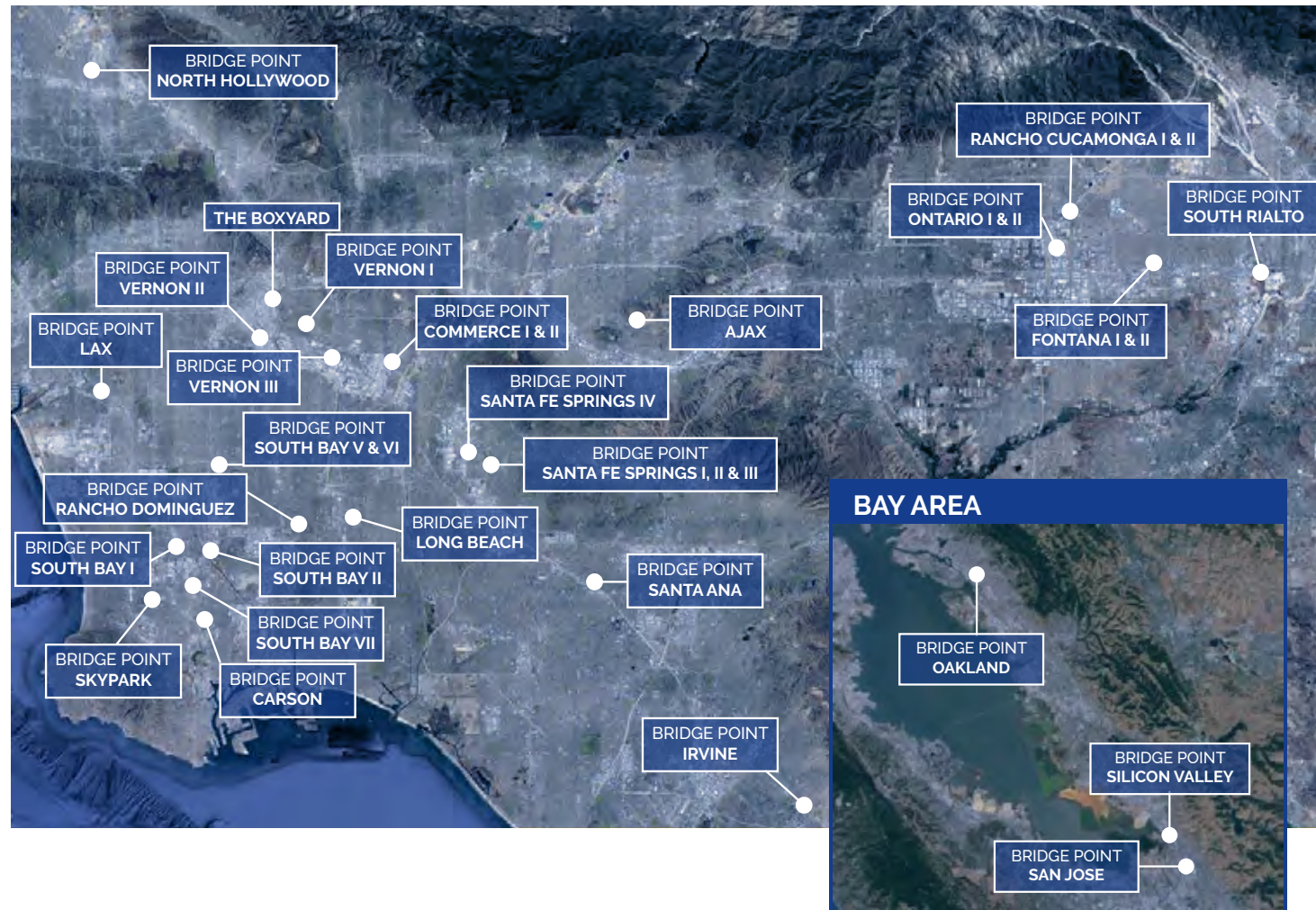
50

BILLION GAV

\$3.5

DEVELOPED OR
UNDER CONSTRUCTION

+11.75M SF



ABOUT BRIDGE INDUSTRIAL



73M+ MILLION SF WORLDWIDE

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

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			
Developer of the Year, NAIOP SoCal	2023	Developer of the Year, NAIOP South Florida	2023, 2021, 2019, 2018, 2016
Green Lease Leader with Gold Recognition	2023	Developer of the Year, NAIOP Chicago	2021, 2019, 2015
New Good Neighbor, NJ Business & Industry Association	2023, 2021	Industrial Project of the Year - Multi-Tenant, Illinois Real Estate Journal	2021
BOMA TOBY Award, Miami & Southern Region	2023, 2022	Deal of the Year, NAIOP New Jersey	2020, 2018
Industrial Speculative Development of the Year, NAIOP Chicago	2022, 2021, 2020, 2019, 2018, 2017	Most Significant Industrial Transaction of the Year, Illinois Real Estate Journal	2019
Industrial Project of the Year, South Florida Business Journal	2022, 2020, 2018	Community Appearance Award, City of Fort Lauderdale	2019, 2018
Industrial Impact Award, United Way of Northern New Jersey	2022	Developer of the Year, Chicago Commercial Real Estate Awards	2018, 2015, 2011
Industrial Project of the Year, NAIOP SoCal	2024, 2022	Project of the Year, NAIOP South Florida	2017
Industrial Development of the Year, Chicago Commercial Real Estate Awards	2021	Industrial Redevelopment of the Year, NAIOP Chicago	2015, 2014
Industrial TOBY Award Pacific Northwest Region	2024	Deal of the Year – San Francisco Business Journal	2024
Industrial TOBY Award Seattle King County	2023		