

BRIDGE POINT LAX

BRIDGE
FOR LEASE

9020 Aviation Blvd | Inglewood | CA 90301



NEW HIGH IMAGE INDUSTRIAL FACILITY LAX-SOUTH BAY SUBMARKET

HIGHLIGHTS

Turnkey, Once in a Generation State-of-the-Art High Image Distribution Industrial Facility Adjacent to Los Angeles International Airport

- Rare West Los Angeles Just in Time and Last Mile E-Commerce Opportunity
- Immediate Access to LAX and I-405; 2 miles to I-105
- Two-Story High Image Office Space Expandable to ±12,335 SF
- Fenced and Secure 135' Truck Court with Yard Area
- 26 Dock High Doors; 2 Ground Level Door
- Business-friendly City of Inglewood Location
- Power: 4,000 Amps

AVAILABLE SPACE

215,455 SF

LAND SIZE

8.2 Acres

DELIVERY DATE

Q1 2026

BRET QUINLAN

Executive Vice President
Lic. 01144338
+1 310 408 8696
bret.quinlan@cbre.com

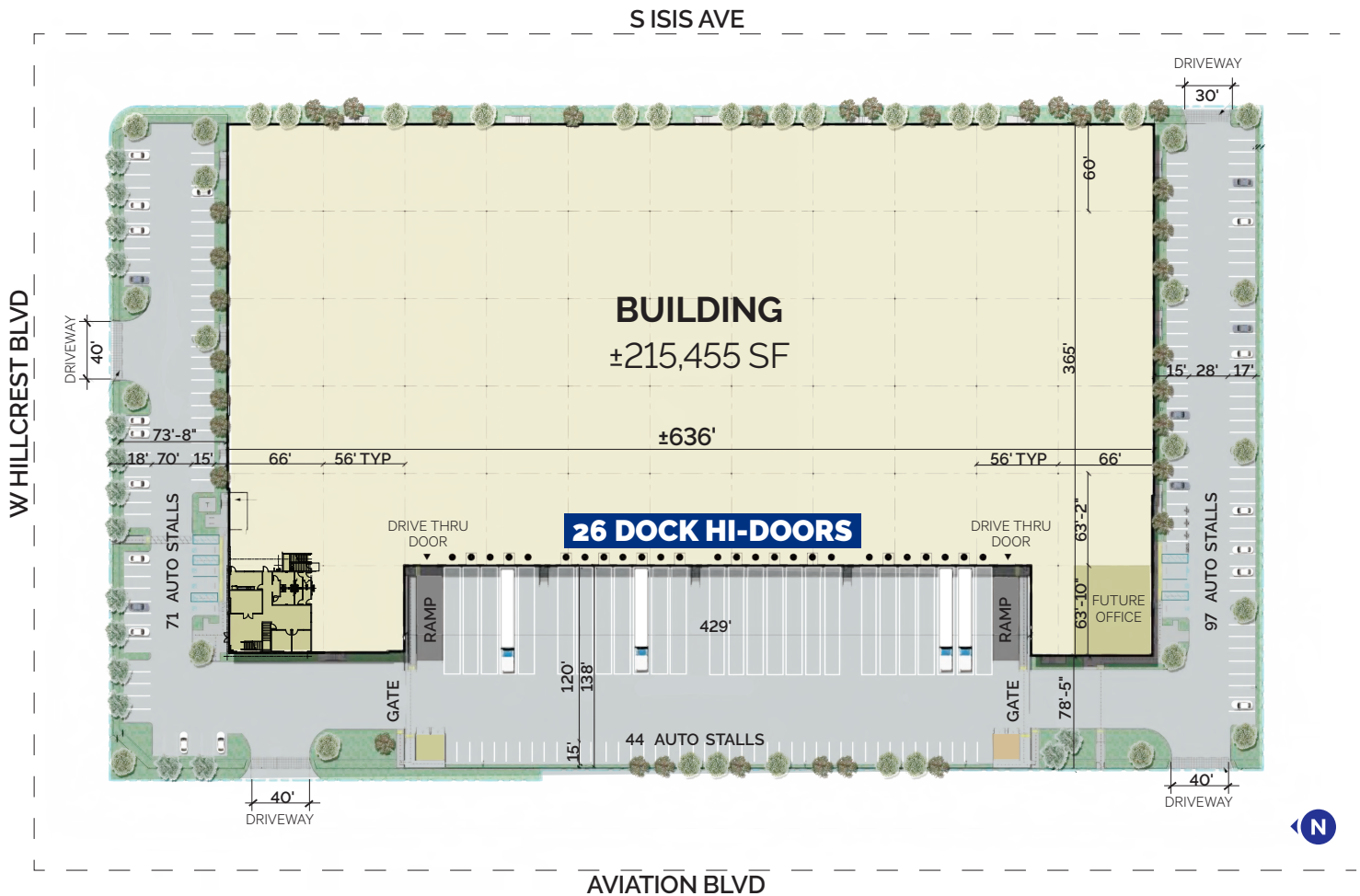
JAMES HOOKS

Senior Vice President
Lic. 01813302
+1 310 897 1789
james.hooks@cbre.com

JENNY EDWARDS

Associate
Lic. 02217120
+1 310 745 7506
jenny.edwards@cbre.com

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BUILDING

Characteristics

- Two-Story Office: ±9,631 SF (Expandable to ±12,335 SF)
- Mezzanine: 6,000 SF
- Property Size: 8.2 Acres
- Column Spacing: 52' x 60'
- Dock-High Doors: 26 (1:8,287 SF)
- Ground-Level Doors: 2
- Clear Height: 36'
- LED Motion Sensor Lighting
- ESFR Sprinkler System
- Power: 4,000 Amps
- Skylights: 2.5%
- Total Parking Spaces: 216

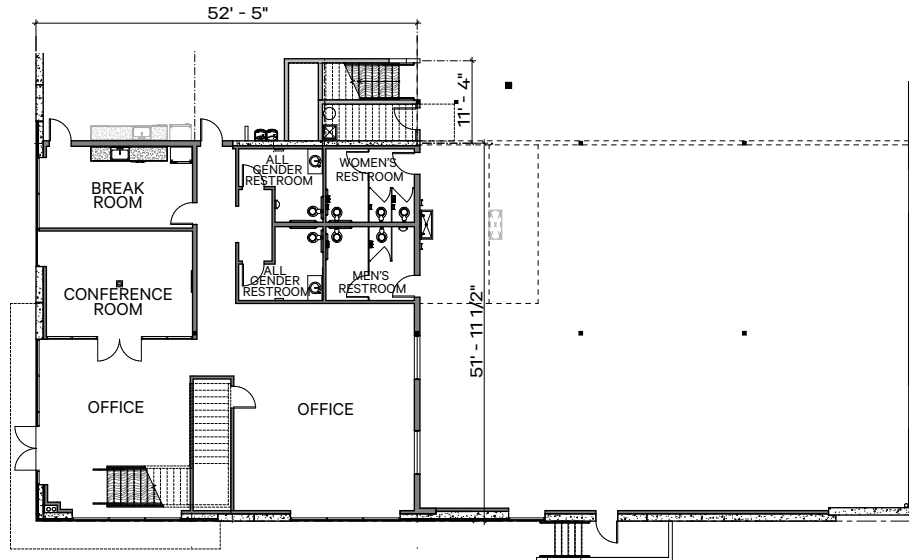
ENHANCED

Features

- Class A Brand New Construction
- Heavy Power - 4,000 AMPS
- Turn Key Tenant Improvements
- Move-In Ready Condition
- Contemporary Architectural Features
- Premium Interior & Exterior Finishes
- 135' Concrete Truck Court
- Fully Secured Gated Fenced/Yard
- Multiple Points of Ingress & Egress

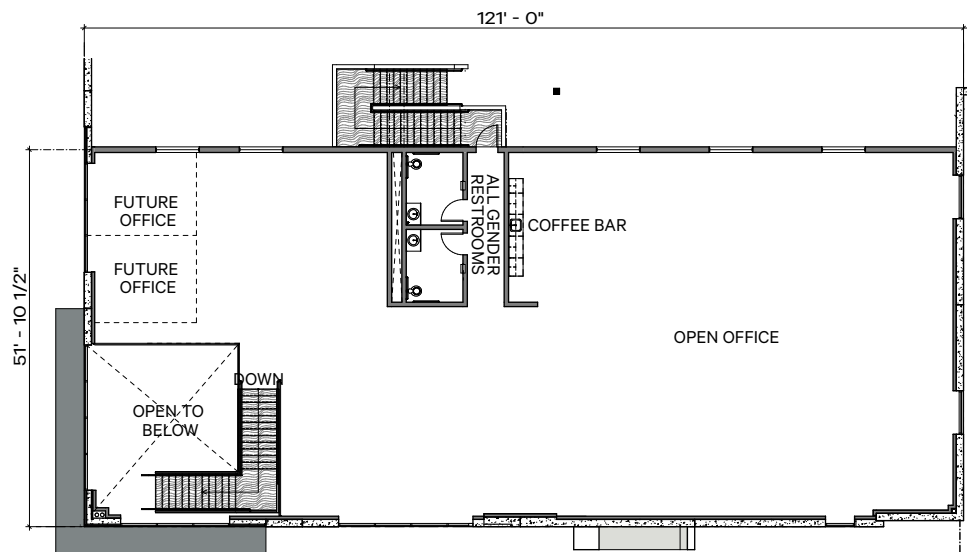
1st Floor

PROPOSED PLAN SF: ±3,339 SF



2nd Floor

PROPOSED PLAN SF: ±6,292 SF



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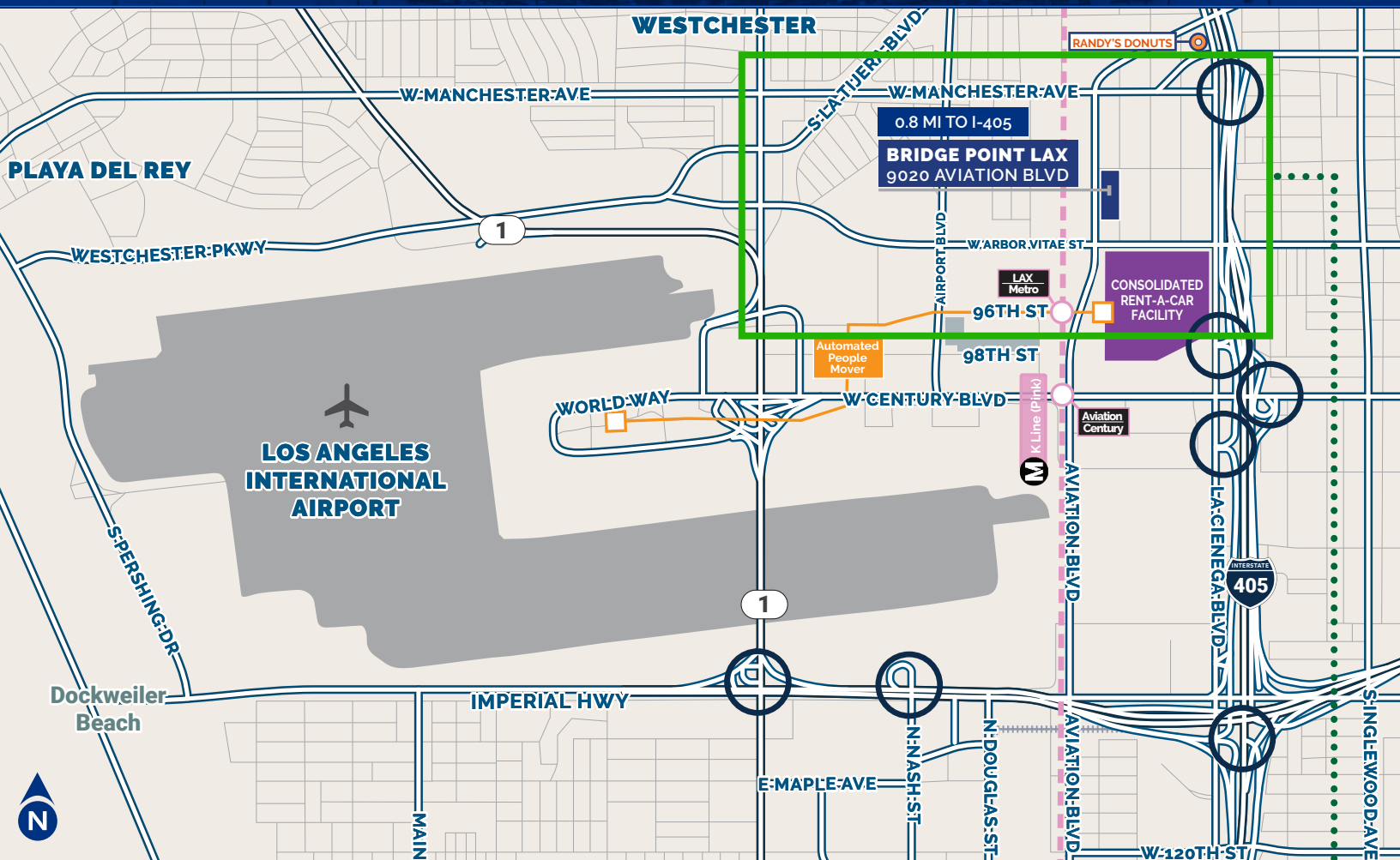
BUILDING SPECIFICATION SUMMARY



ADDRESS	9020 Aviation Blvd., Inglewood, CA 90301
CONSTRUCTION	Concrete Tilt-Up
TOTAL BUILDING NRA (SQ FT)	±215,455
BUILDING FOOTPRINT (SQ FT)	±203,828
TOTAL OFFICE AREA (SQ FT)	± 9,637
GROUND LEVEL OFFICE (SQ FT)	±3,339 SF
MEZZANINE OFFICE (SQ FT)	±6,292 SF
LAND ACRES	8.2
AUTO PARKING STALLS	212
DOCK HIGH DOORS	26
GRADE LEVEL DOORS	2
CLEAR HEIGHT (FT)	36'
COLUMN SPACING (FT)	52' x 60'
BUILDING DEPTH (FT)	298'
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 Calc Per Code
WAREHOUSE SLAB	7" thick, 4,000 PSI
LOADING DOORS	9' x 10' Sectional Overhead with Vision Glazing
LIGHTING	LED Motion Sensor
INSULATION	White Scrim Foil
ELECTRICAL	4000 Amps 277/480v
PAVING	100% 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 Aviation Blvd. and One Point of Ingress/Egress Off of W. Hillcrest Blvd.
DATA & TELECOM	Charter [Spectrum] and AT&T

LOCATION MAP

BRIDGE



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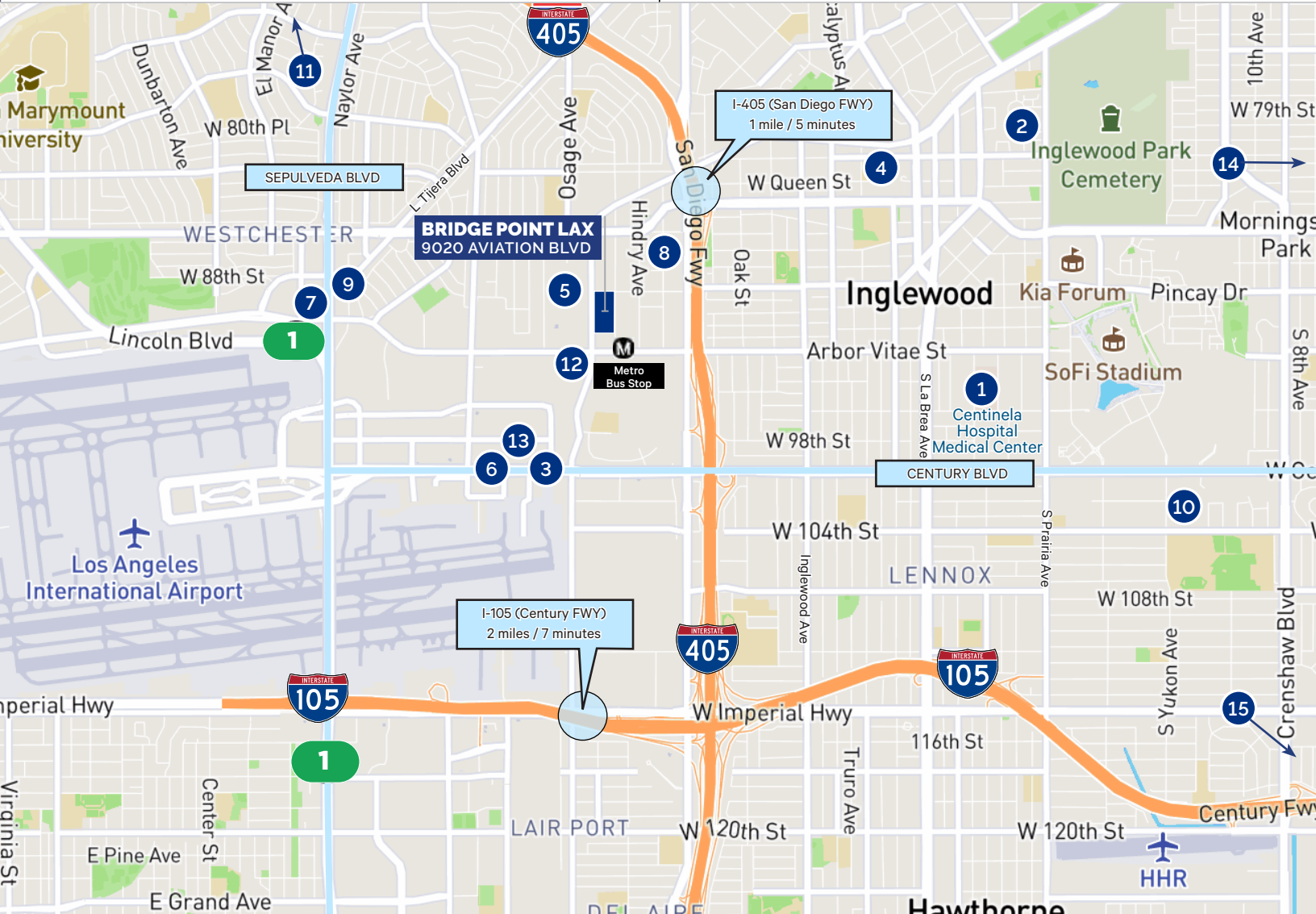
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TENANT SERVICES MAP



Proximity of Services - Bridge Point LAX

#	Category	Name	Address	Phone #	Proximity	#	Category	Name	Address	Phone #	Proximity
1	Emergency	Centinela Hospital	555 E Hardy St	(310) 673-4660	2 miles	9	Retail	Target	8900 S Sepulveda	(424) 439-5000	1.3 miles
2	Emergency	Inglewood Prompt Care	301 N Prairie Ave	(310) 674-1401	2.5 miles	10	Retail	Costco	3560 W Century Blvd	(310) 242-2777	3.4 miles
3	Public Safety	LAFD Station #95	10010 International Rd	(213) 485-6295	0.9 miles	11	Retail	Westfield Culver City	6000 Sepulveda Blvd	(310) 390-7833	3.4 miles
4	Public Safety	Inglewood Police Dept	1 W Manchester	(310) 412-5211	2 miles	12	Fuel	ARCO	9200 Aviation Blvd	(310) 649-2277	0.2 miles
5	Shipping	USPS	8821 Aviation Blvd	(800) 275-8777	0.2 miles	13	Lodging	Hilton LA Airport	5711 W Century Blvd	(310) 410-4000	0.9 miles
6	Shipping	FedEx Office	5855 W Century Blvd	(310) 665-5955	1.3 miles	14	Truck Repair	All Truck Gears	6601 Wilmington Ave	(323) 583-3413	9 miles
7	Shipping	UPS Store	8939 S Sepulveda	(310) 216-1324	1.7 miles	15	Truck Wash	BJ Truck Wash	12715 S Main St	(323) 755-2804	8.6 miles
8	Retail	Home Depot	8801 S La Cienega Blvd	(310) 417-9051	0.5 miles						



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PROXIMITY AERIAL

SOUTHWEST VIEW

BRIDGE



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CORPORATE NEIGHBORS

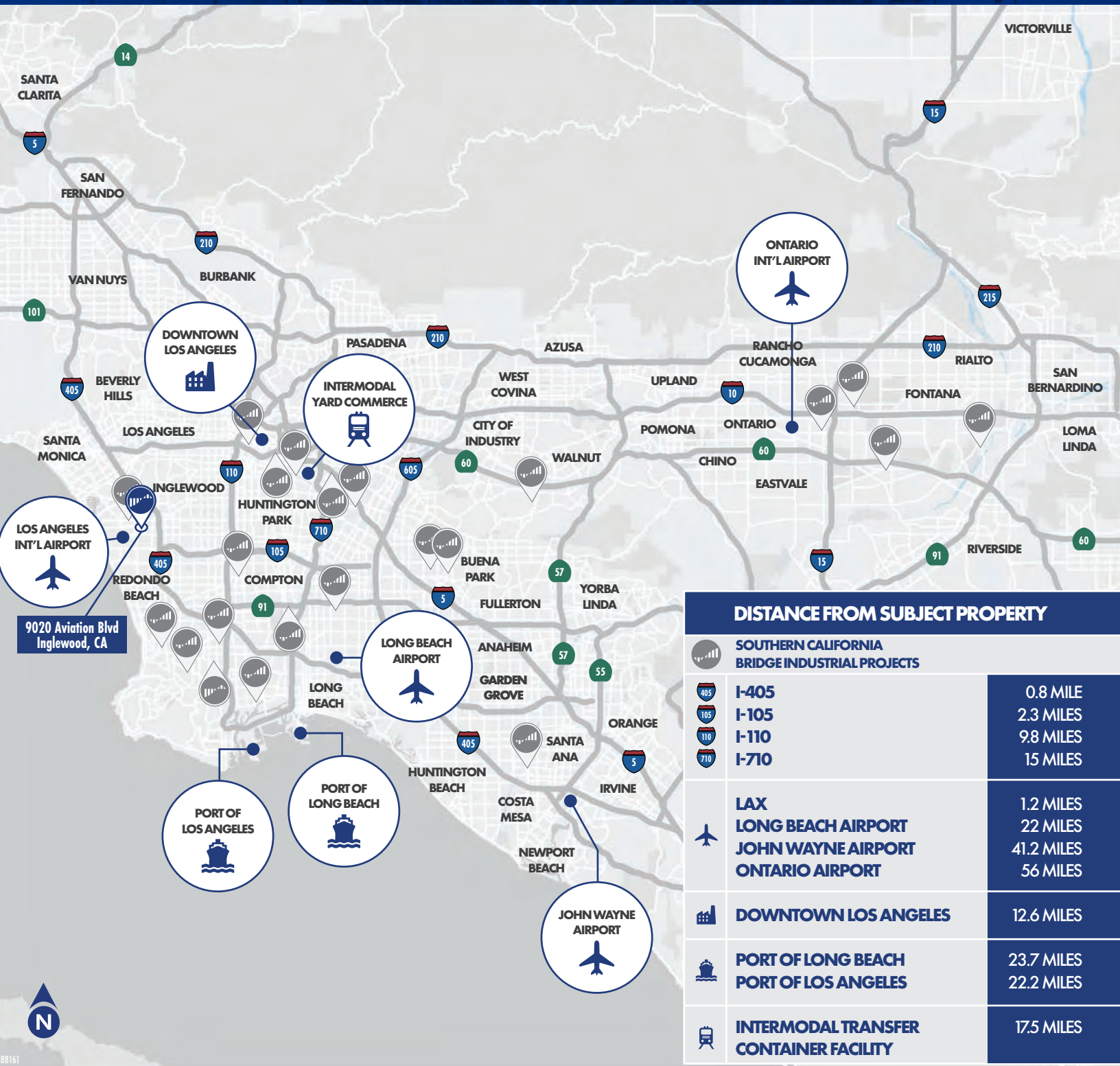
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71 MILLION+ SF WORLDWIDE

Seattle

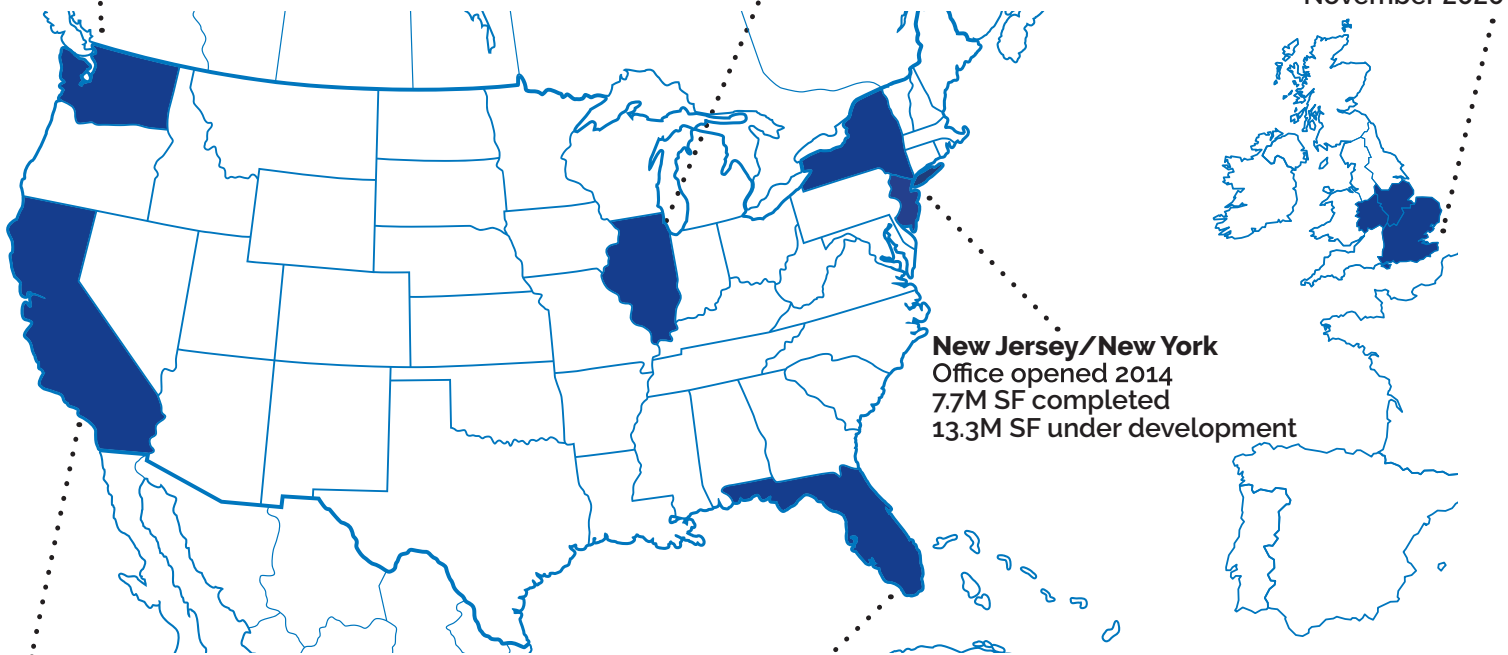
Office opened 2018
2.9M SF completed
6.6M SF under development

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

444 W. Lake ST., STE. 3125, Chicago, IL 60606

WWW.BRIDGEINDUSTRIAL.COM

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**WHOLE BRIDGE
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BRET QUINLAN

Executive Vice President
Lic. 01144338
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bret.quinlan@cbre.com

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Associate
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