

BRIDGE POINT VERNON III

BridgePointVernonIII.com | 5801 S. 2nd Street | Vernon, CA

 **BRIDGE**

FOR LEASE



UNDER CONSTRUCTION

NEW INFILL DEVELOPMENT

CENTRAL LOS ANGELES SUBMARKET

HIGHLIGHTS

- State-of-the-Art High Image Logistics Building to Deliver **Turnkey** Early 2024
- Premier City of Vernon Location with Immediate Access to the Alameda Corridor and directly south of Downtown Los Angeles
- Modern Design with 36' Clear Height, 23 Dock High positions, and 190 Parking Spaces
- Advantageous Utility Pricing Provided by Vernon Public Utilities
- A Strategic Logistics Location 4 miles to BNSF Hobart Intermodal & Union Pacific Los Angeles Intermodal, 14 Miles to Los Angeles International Airport, 20 Miles to Port of Long Beach, and 23 Miles to Port of Los Angeles
- Superior Access as Bridge Point Vernon III is Located within 4 Miles to I-110, I-10, I-5, and I-710
- Designed and Developed in Accordance with Bridge Industrial's ESG Standards

AVAILABLE SPACE

185,089 SF

LAND SIZE

7.72 Acres

DELIVERY DATE

Q1 2024

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BUILDING

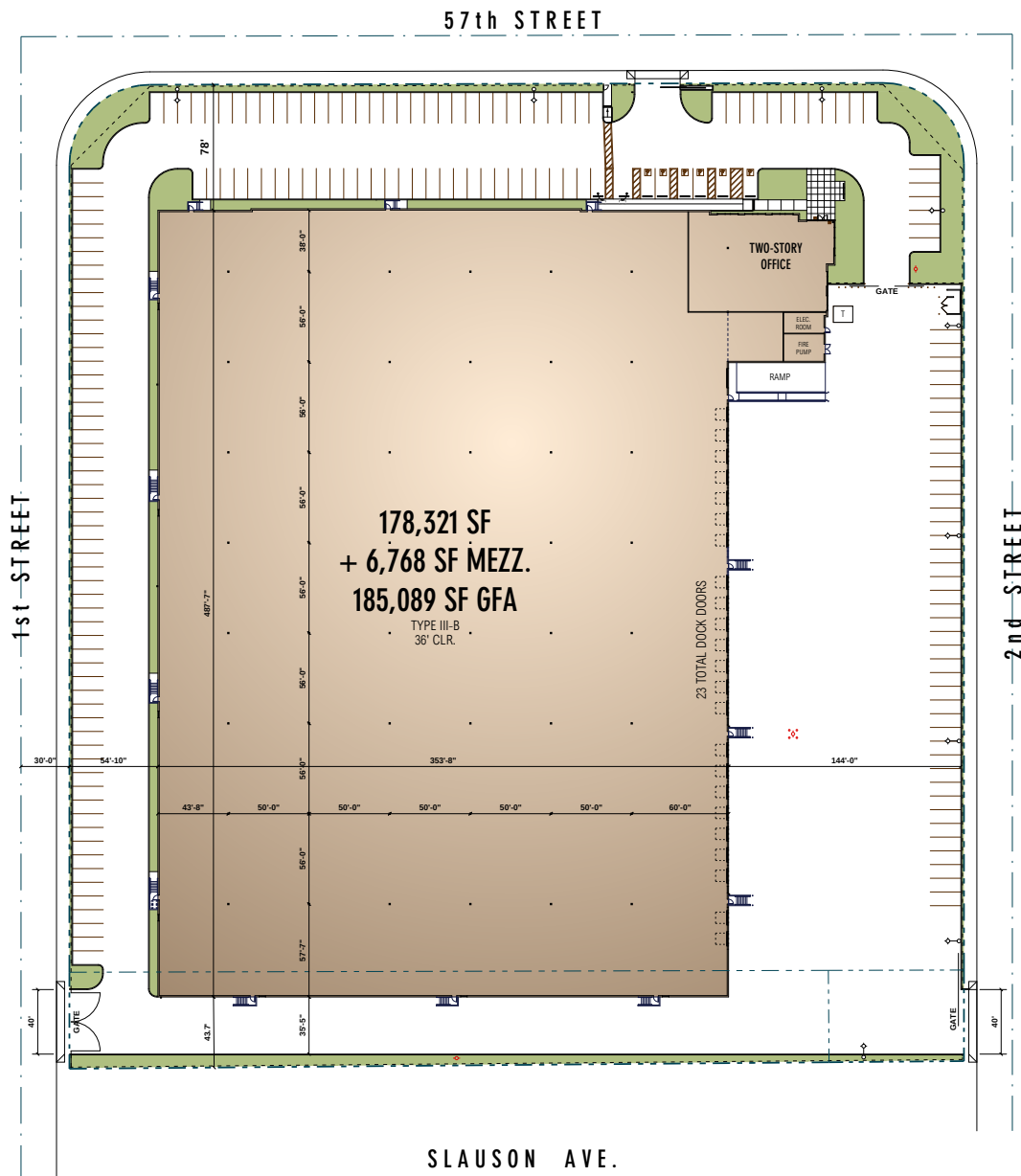
Characteristics

- Office: Approximately 11,973 SF, 2-Story (can be modified to suit)
- Mezzanine Space: 6,819 SF
- Property Size: 7.72 acres
- Speed Bay Spacing: 60' x 56'
- Column Spacing: 50' x 56'
- Dock-High Doors: 23
- Ground-Level Doors: 1
- Clear Height: 36'
- ESFR Sprinkler System
- Power: 4,000 Amps
- 2.5% Skylights per the Building Specifications
- Total Parking Spaces: 190
- **Turn-Key Delivery**

ENHANCED

Features

- Class A Brand New Construction
- Contemporary Architectural Features
- Clerestory Glass
- Premium Interior and Exterior Finishes
- 144' Fully Secure Concrete Truck Court
- Multiple Points of Ingress and Egress from 3 Separate Public Streets
- Full 360 Degree Exterior Drivable Circulation
- Cost Savings Advantage with Vernon Power



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BUILDING SPECIFICATION SUMMARY

LEE & ASSOCIATES BRIDGE

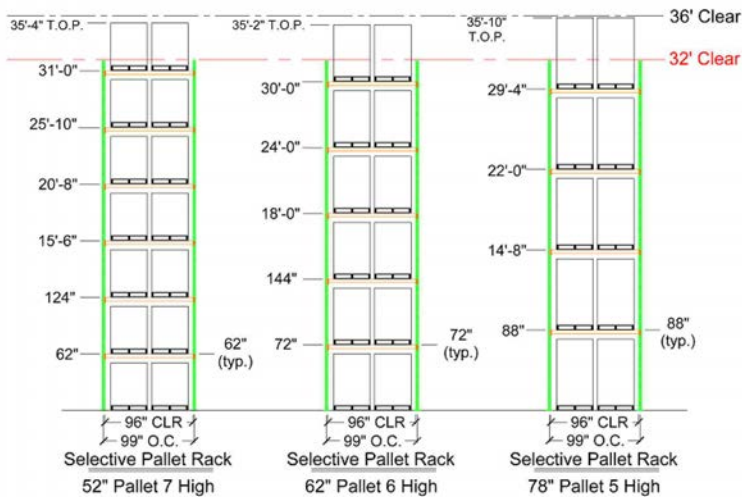
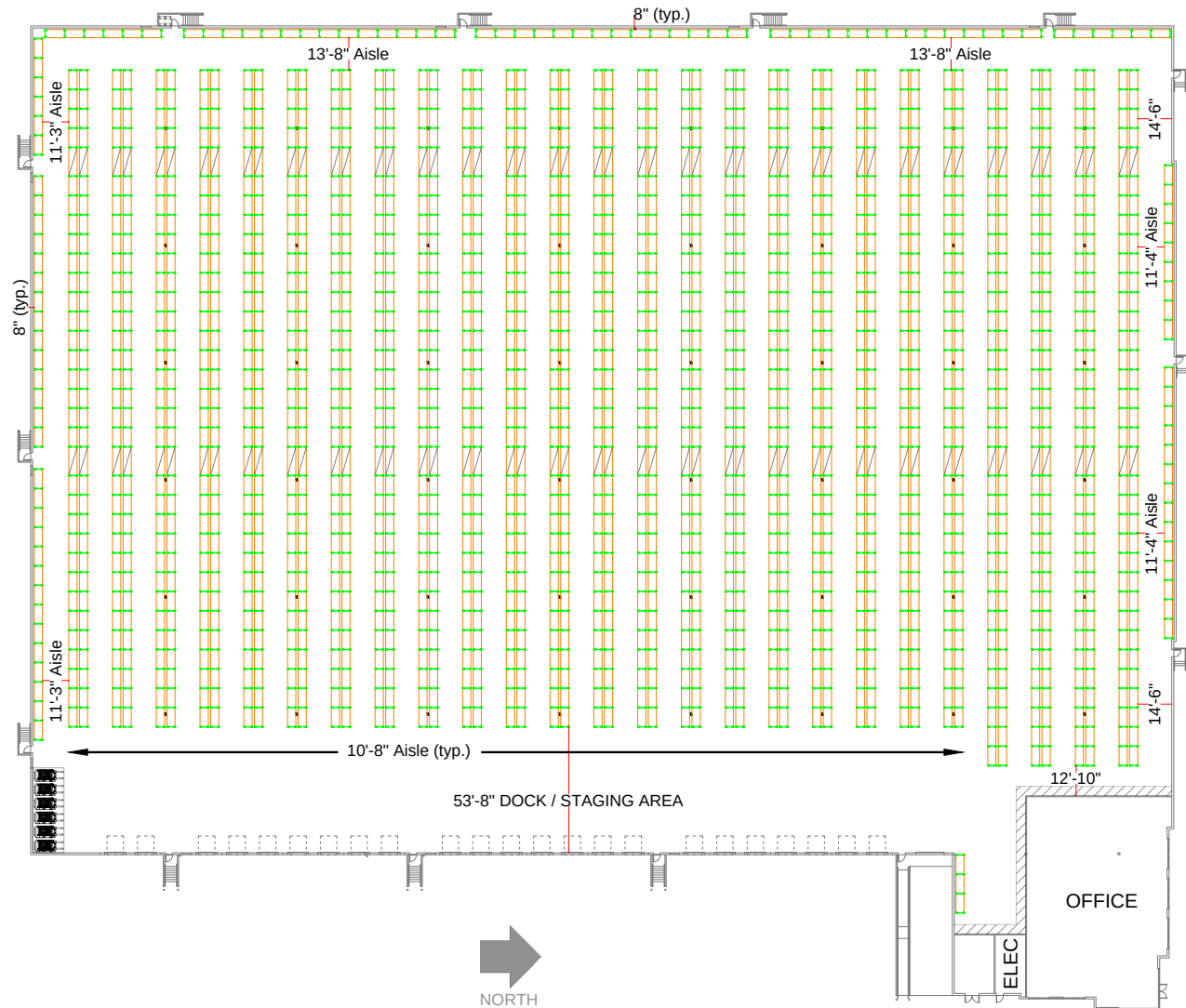
ADDRESS	5801 S 2nd St, Vernon, CA 90058
CONSTRUCTION	Concrete Tilt-Up
TOTAL BUILDING NRA (SQ FT)	185,089
BUILDING FOOTPRINT (SQ FT)	178,208
TOTAL OFFICE AREA (SQ FT)	11,973
GROUND LEVEL OFFICE (SQ FT)	5,154
MEZZANINE OFFICE (SQ FT)	6,819
LAND ACRES	7.72
AUTO PARKING STALLS	190
DOCK HIGH DOORS	23
GRADE LEVEL DOORS	1
CLEAR HEIGHT (FT)	36'
COLUMN SPACING (FT)	50' x 56'
BUILDING DEPTH (FT)	353'
TRUCK COURT DEPTH (FT)	144'
FIRE PROTECTION	ESFR K-25
ROOF	Class A, 4-Ply Build Up
SKYLIGHTS	2.5% Total Roof Area Smoke Hatch and Skylights, Smoke Hatch Calc per Code
WAREHOUSE SLAB	7" thick 4,000 PSI
LOADING DOOR	9' x 10'
WAREHOUSE LIGHTING	LED 20 FC
INSULATION	White Scrim Foil
ELECTRICAL	4,000 Amps
PAVING	Concrete Paving Throughout
PAINTING	Exterior & Interior Warehouse Coatings
MECHANICAL	1 Air Change/Hr.

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CONCEPTUAL RACKING PLAN

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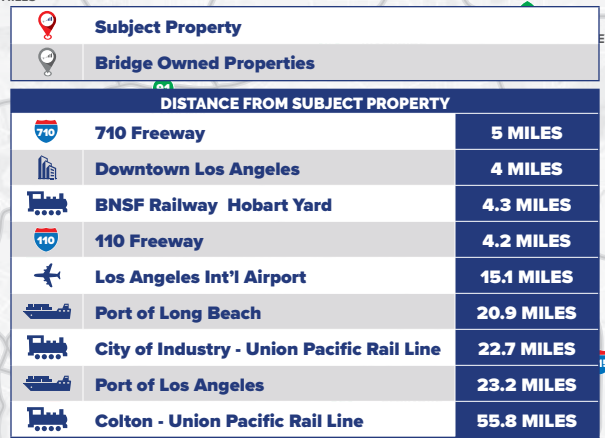
36' CLEAR HEIGHT

Number of Bays	Pallet Height	Pallet Positions
1,780	52"	24,920
	62"	21,360
	78"	17,800

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BRIDGE

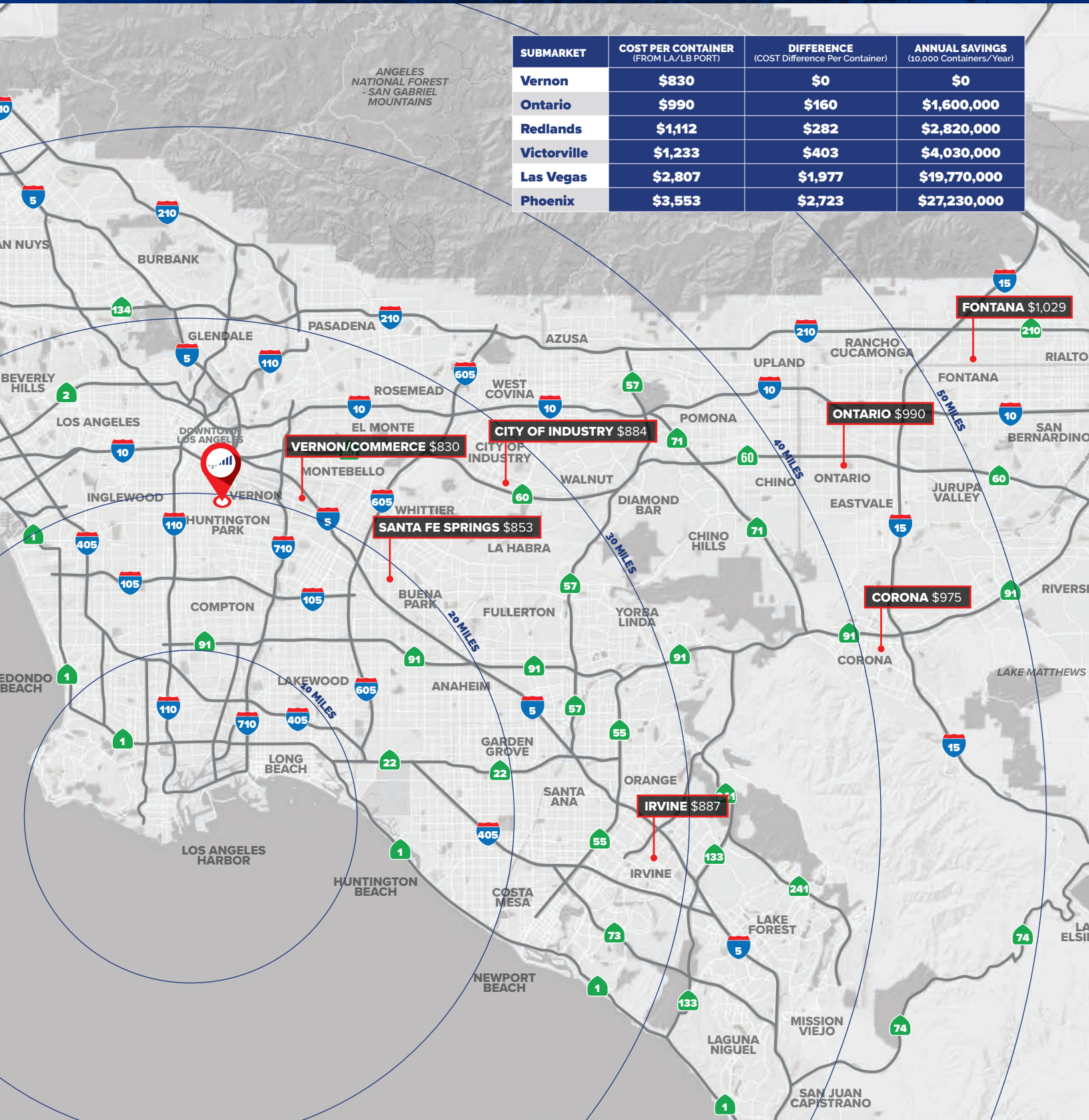


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DRAYAGE COSTS



SUBMARKET	COST PER CONTAINER (FROM LA/LB PORT)	DIFFERENCE (COST Difference Per Container)	ANNUAL SAVINGS (10,000 Containers/Year)
Vernon	\$830	\$0	\$0
Ontario	\$990	\$160	\$1,600,000
Redlands	\$1,112	\$282	\$2,820,000
Victorville	\$1,233	\$403	\$4,030,000
Las Vegas	\$2,807	\$1,977	\$19,770,000
Phoenix	\$3,553	\$2,723	\$27,230,000



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BRIDGE

72 MILLION+ SF WORLDWIDE

Seattle

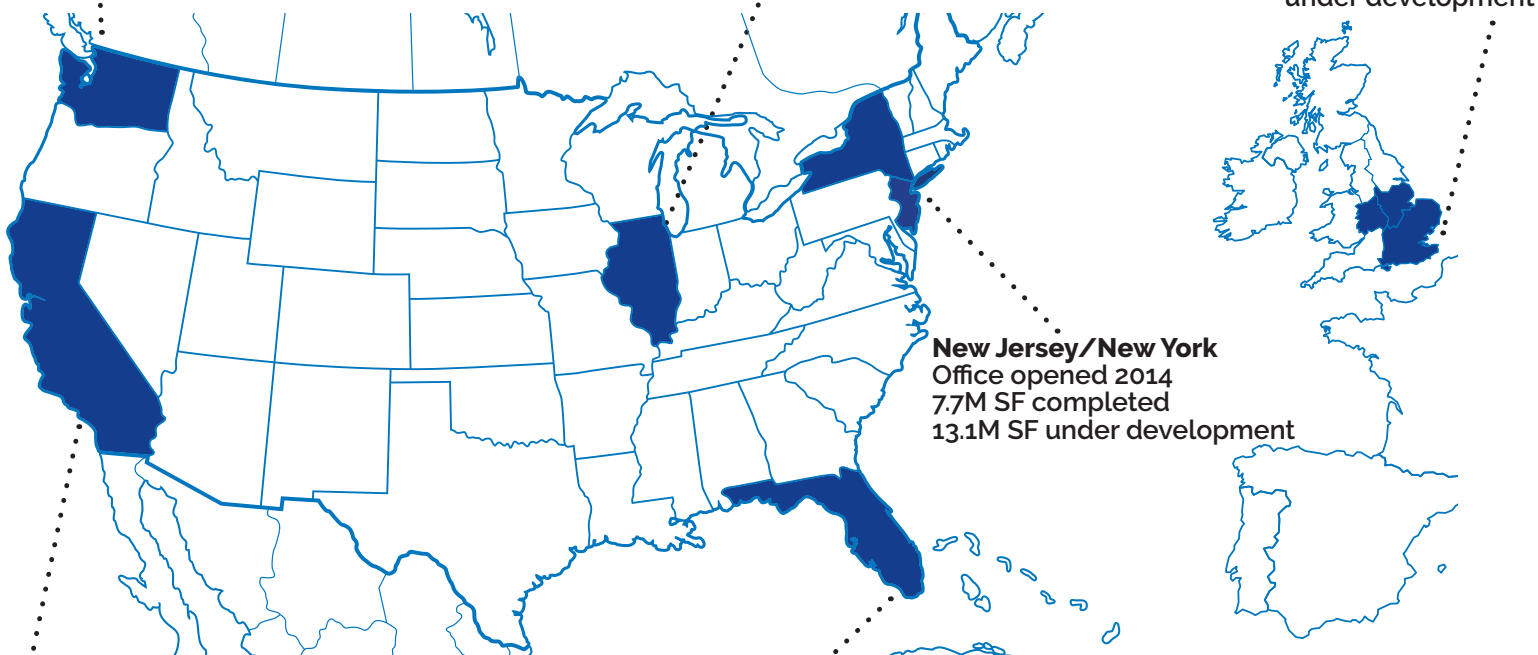
Office opened 2018
2.8M SF completed
6.7M SF under development

Chicago

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

London

700,000+ SF
under development



Los Angeles/San Francisco

Office opened 2015
4.5M SF completed
4.5M 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
13.1M 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 **72 million square feet** of state-of-the-art, institutional quality industrial buildings and projects valued at over **\$15.1 billion** since inception in Chicago, Miami, New Jersey/New York, Los Angeles/San Francisco, Seattle, and London.

HEADQUARTERS

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WWW.BRIDGEINDUSTRIAL.COM