

BRIDGE POINT COMMERCE I

www.bridgepointcommerce.com | 7400 Bandini Blvd | Commerce, CA

BRIDGE
FOR LEASE



UNDER CONSTRUCTION

NEW INFILL DEVELOPMENT

CENTRAL LOS ANGELES SUBMARKET

HIGHLIGHTS

- State-of-the-art, turnkey, high image logistics building to **deliver with warehouse lights, mechanical dock packages, and office space** early 2024
- Premier City of Commerce location with immediate access and freeway frontage to Interstate 5
- A modern design with 32' clear height, 10 dock high positions, and 124 parking spaces
- A strategic logistics location 4 miles to BNSF Hobart Intermodal & Union Pacific Los Angeles Intermodal, 24 miles to Los Angeles International Airport, 21 miles to Port of Long Beach, 22 miles to Port of Los Angeles
- Superior access as Bridge Point Commerce I & II is located less than 1 mile to I-5 freeway, 1.5 miles to I-710 freeway, and conveniently accessible to I-110, I-60, I-605 & I-10 freeways
- Designed and Developed in accordance with Bridge Industrial's ESG Standards

AVAILABLE SPACE

94,154 SF

PROPERTY SIZE

4.20 Acres

OFFICE SPACE

±8,970 SF, 2-story

CLEAR HEIGHT

32'

DH / GL

10 DH | 1 GL

SPRINKLER SYSTEM

ESFR

PARKING

124

DELIVERY DATE

Q1 2024

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BUILDING

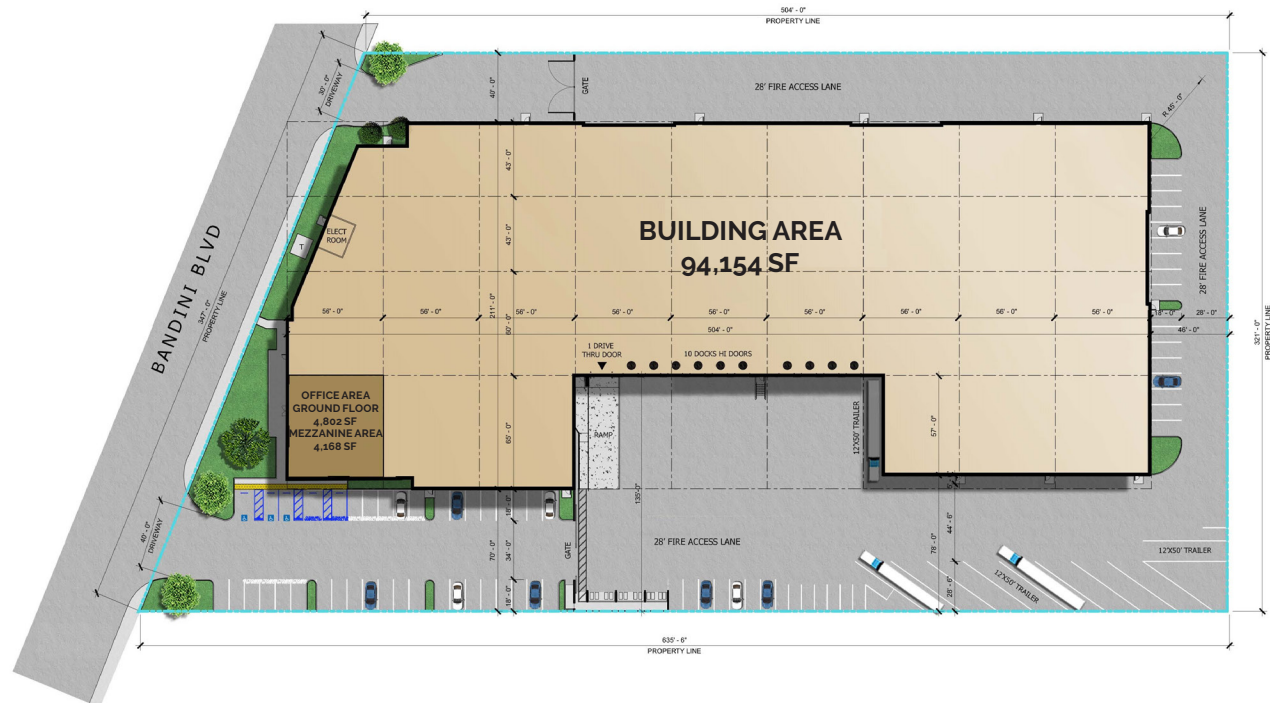
Characteristics

- Office: Approximately 8,970 SF of **Turnkey** 2-Story Office
- Mezzanine Space: 4,168 SF
- Property Size: 4.20 acres
- Speed Bay Spacing: 60'x 56'
- Column Spacing: 43' x 56'
- Dock-High Doors: 10
- Ground-Level Doors: 1
- Clear Height: 32'
- ESFR Sprinkler System
- Power: 3000 amps
- LED Warehouse Lighting
- Skylights: 2.5%
- Total Parking Spaces: 124
- Total Trailer Parking Spaces: 10

ENHANCED

Features

- Brand New Class A Construction
- Direct Access and Frontage to I-5 Freeway
- Two points of ingress and egress on Bandini Boulevard
- Contemporary Architectural Features
- Clerestory Glass
- Premium Interior & Exterior Finishes
- Extensive Landscaping
- 100% Concrete Truck Court
- 360 Degree Drive Around Ability
- Minimum 135' Truck Court
- Fully Secure Truck Court
- Full 360 Degree Exterior Drivable Circulation





NORTHWEST CORNER STREET VIEW



NORTH STREET VIEW



NORTHEAST CORNER STREET VIEW

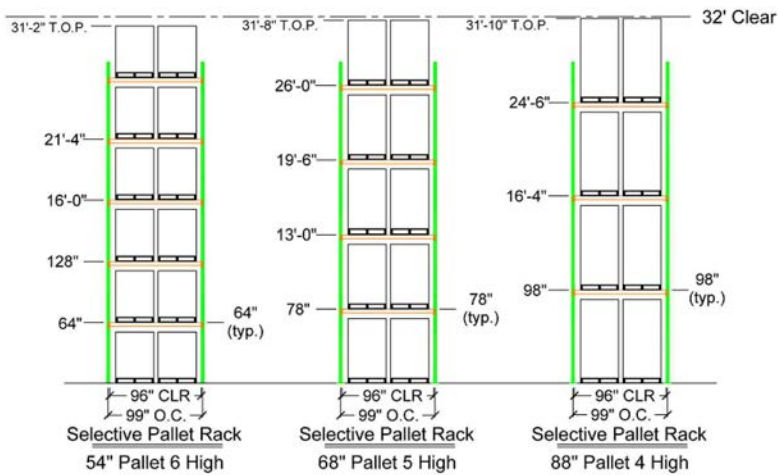
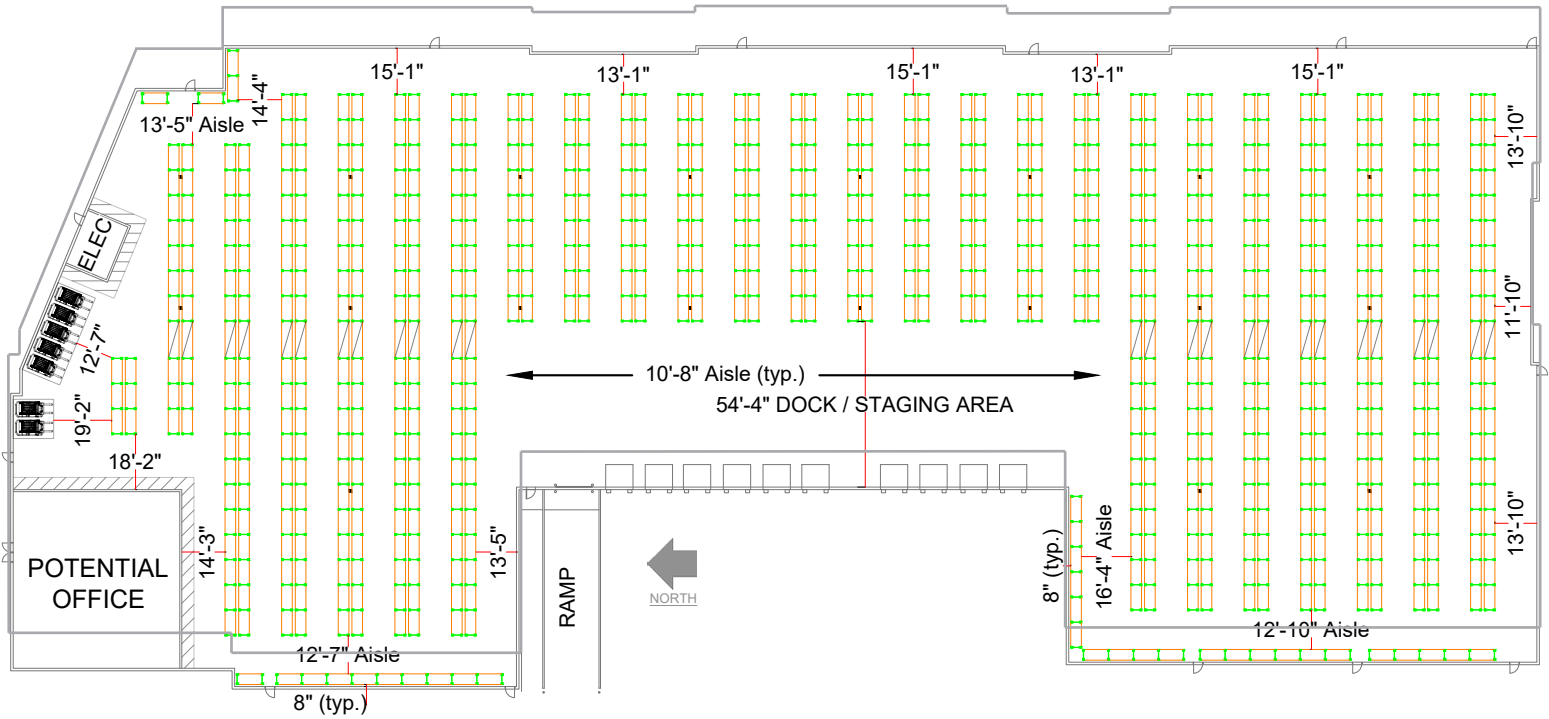
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RACKING PLAN

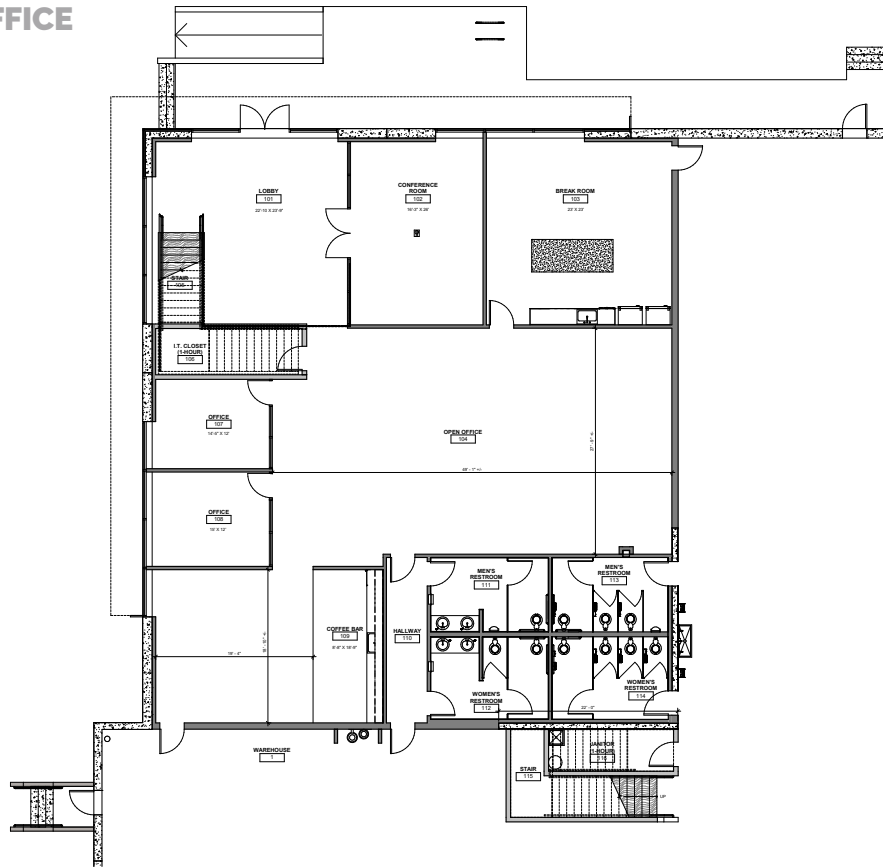
BRIDGE



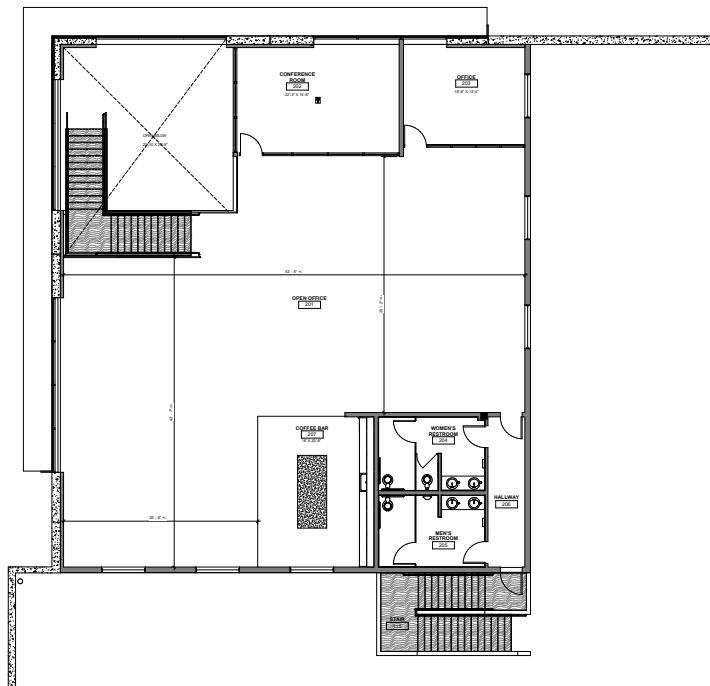
32' CLEAR HEIGHT

Number of Bays	Pallet Height	Pallet Positions
747	54"	8,964
	68"	7,470
	88"	5,976

FIRST FLOOR OFFICE SPACE PLAN



MEZZANINE OFFICE SPACE PLAN



BUILDING I SPECIFICATION SUMMARY

BRIDGE

ADDRESS	7400 Bandini Blvd., Commerce, CA 90040
CONSTRUCTION	Concrete Tilt-Up
TOTAL BUILDING NRA (SQ FT)	94,154
BUILDING FOOTPRINT (SQ FT)	89,986
TOTAL OFFICE AREA (SQ FT)	8,970
GROUND LEVEL OFFICE (SQ FT)	4,802
MEZZANINE OFFICE (SQ FT)	4,168
LAND ACRES	4.20
AUTO PARKING STALLS	124
DOCK HIGH DOORS	10
GRADE LEVEL DOORS	1
CLEAR HEIGHT (FT)	32'
COLUMN SPACING (FT)	56' x 60' / 43' x 56'
BUILDING DEPTH (FT)	146'
TRUCK COURT DEPTH (FT)	138'
FIRE PROTECTION	ESFR
ROOFING	4 ply built up
SKYLIGHT COVERAGE	2.5%
WAREHOUSE SLAB	7" Reinforced
LOADING DOORS	Dock High 9' x 10' Grade Level 12' x 14' Five (5) 45,000 lb Mechanical Levelers
WAREHOUSE LIGHTING	LED 20 FC
INSULATION	White Faced Scrim
ELECTRICAL	3000a 277/480v 3p 4w UGPS 3000amp panel
PAVING	100% Concrete
PAINTING	Exterior & Interior
MECHANICAL	Exhaust fans and Louvers for 1 Air Change per Hour

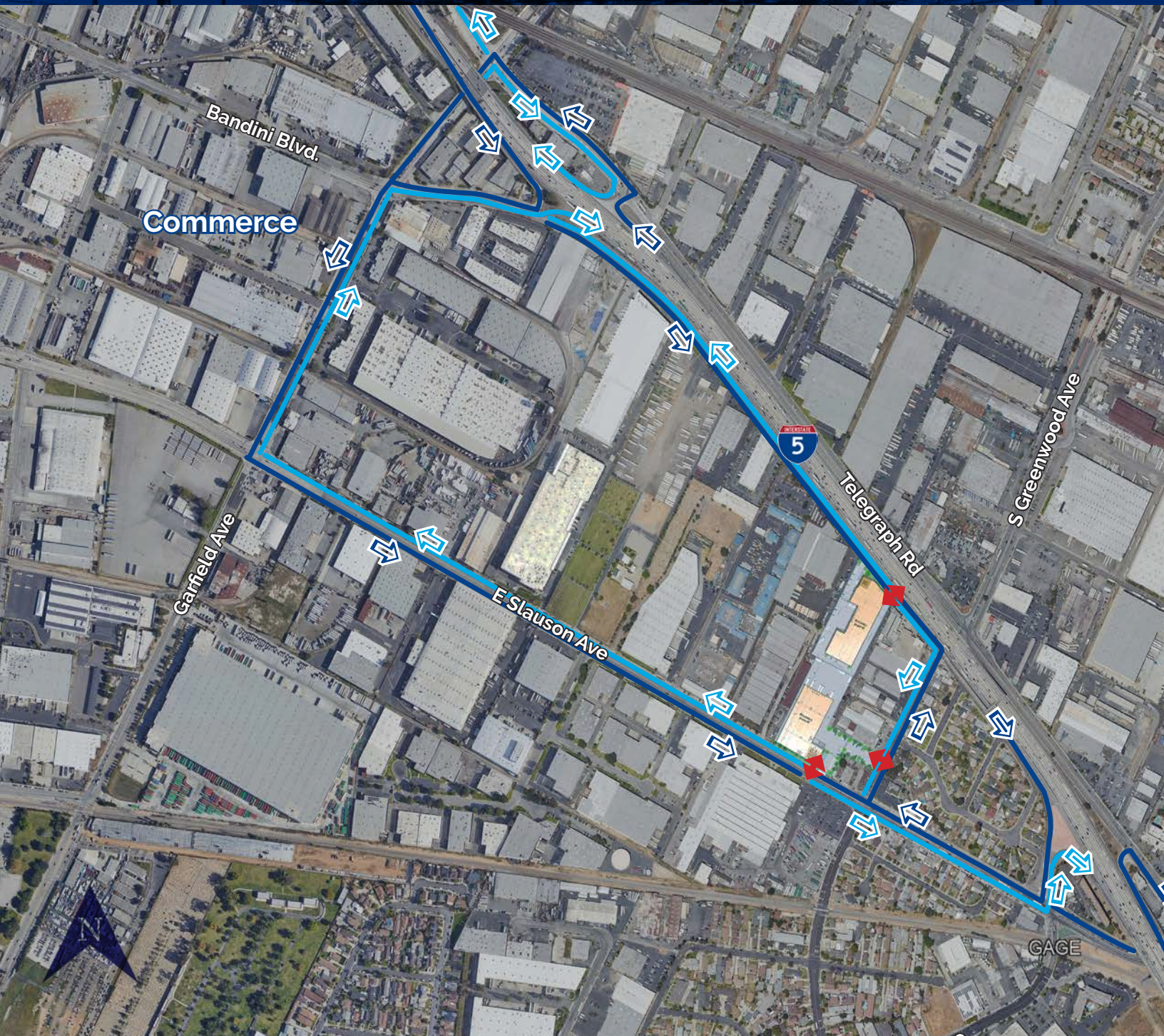
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STRATEGIC LOCATION

BRIDGE



Ingress 

Property Ingress/Egress 

Egress 

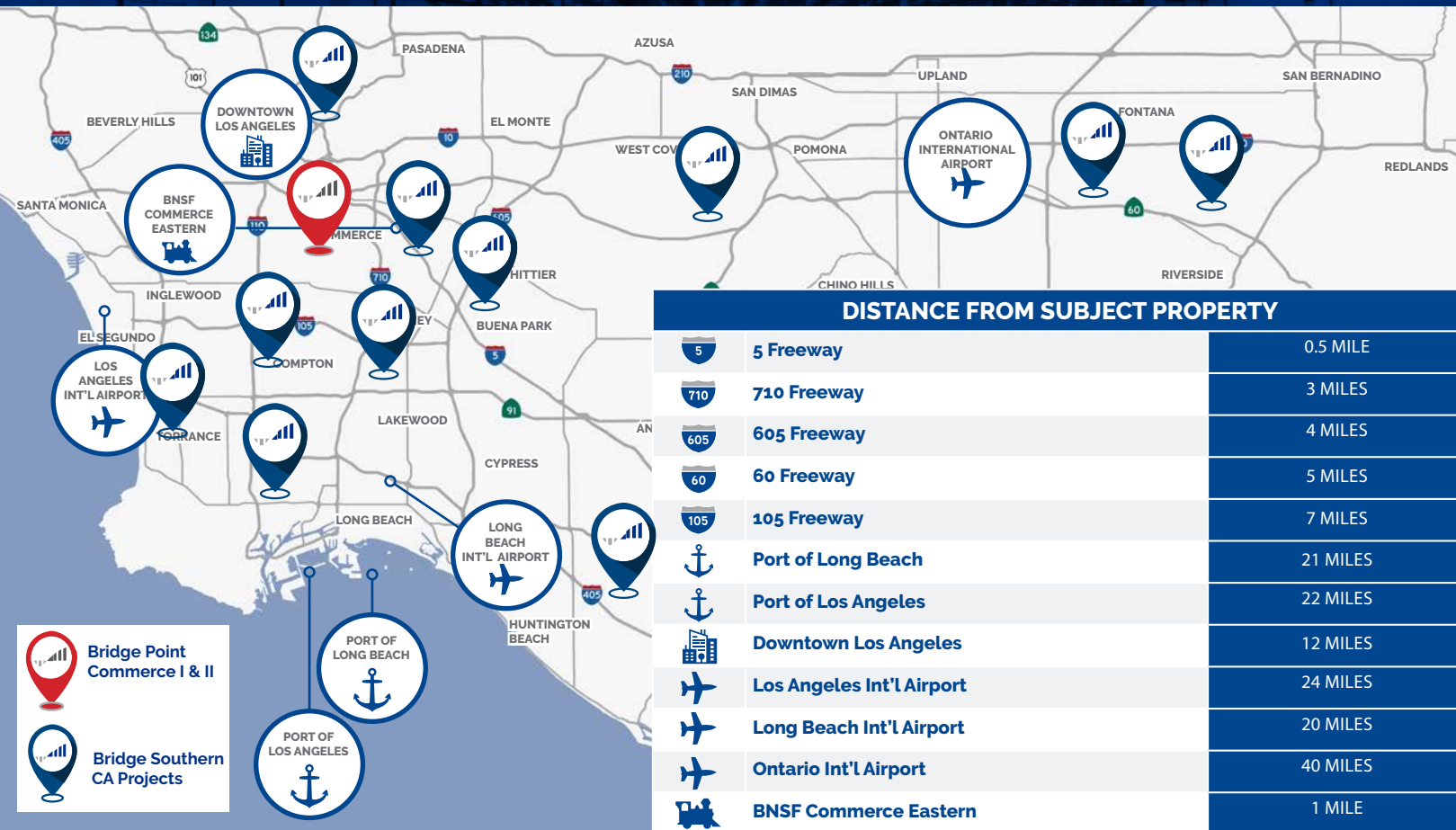
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DISTANCE MAP AND NEIGHBORS

BRIDGE



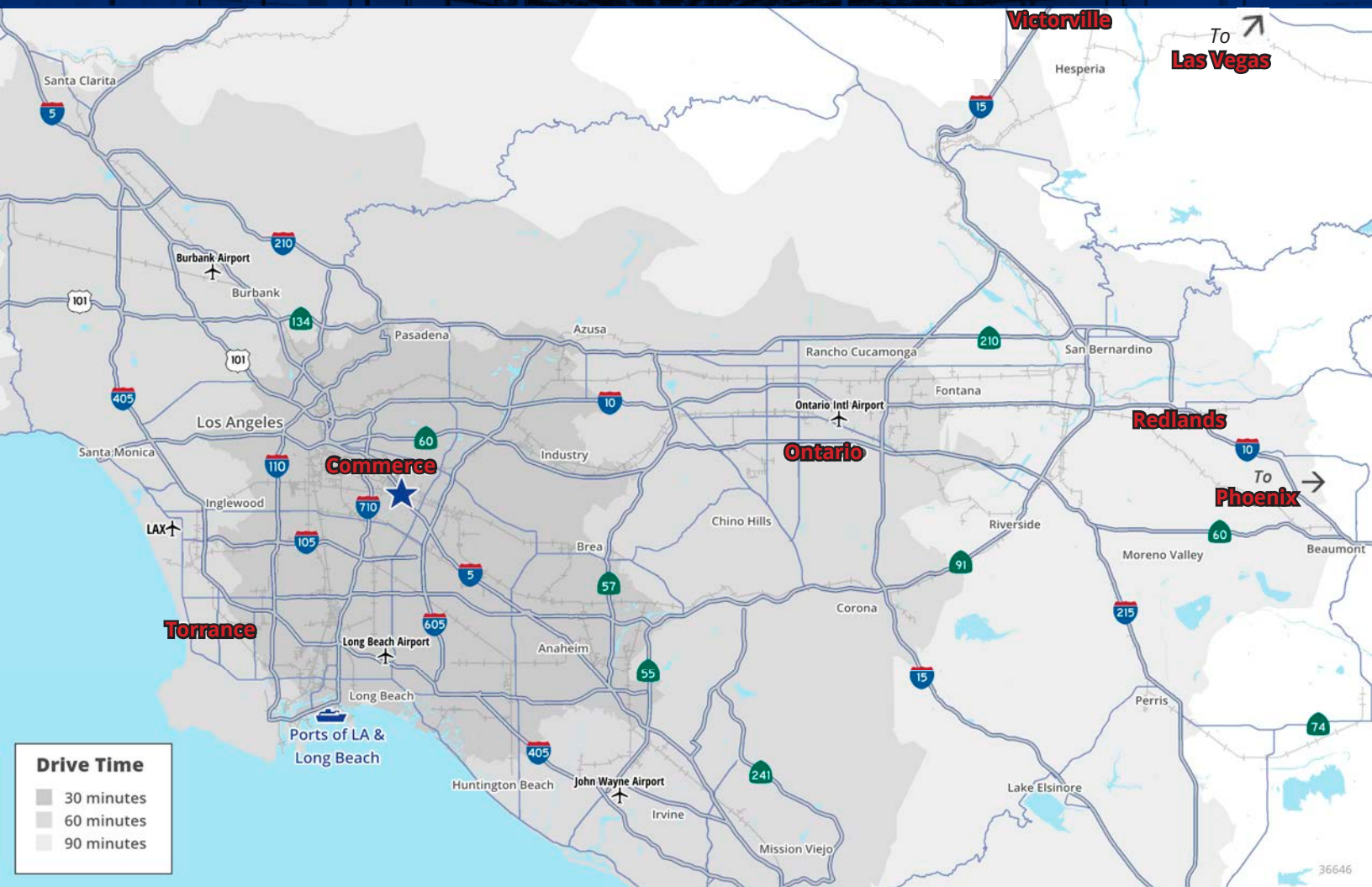
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REGIONAL MAP / DRAYAGE RATE COMPARISON CHART

BRIDGE



SUBMARKET	COST PER CONTAINER (FROM LA/ LB PORT)	DIFFERENCE (COST DIFFERENCE PER CONTAINER)	COST SAVINGS (10K CONTAINERS PER YEAR)
COMMERCE	\$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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72 MILLION+ SF WORLDWIDE

Seattle

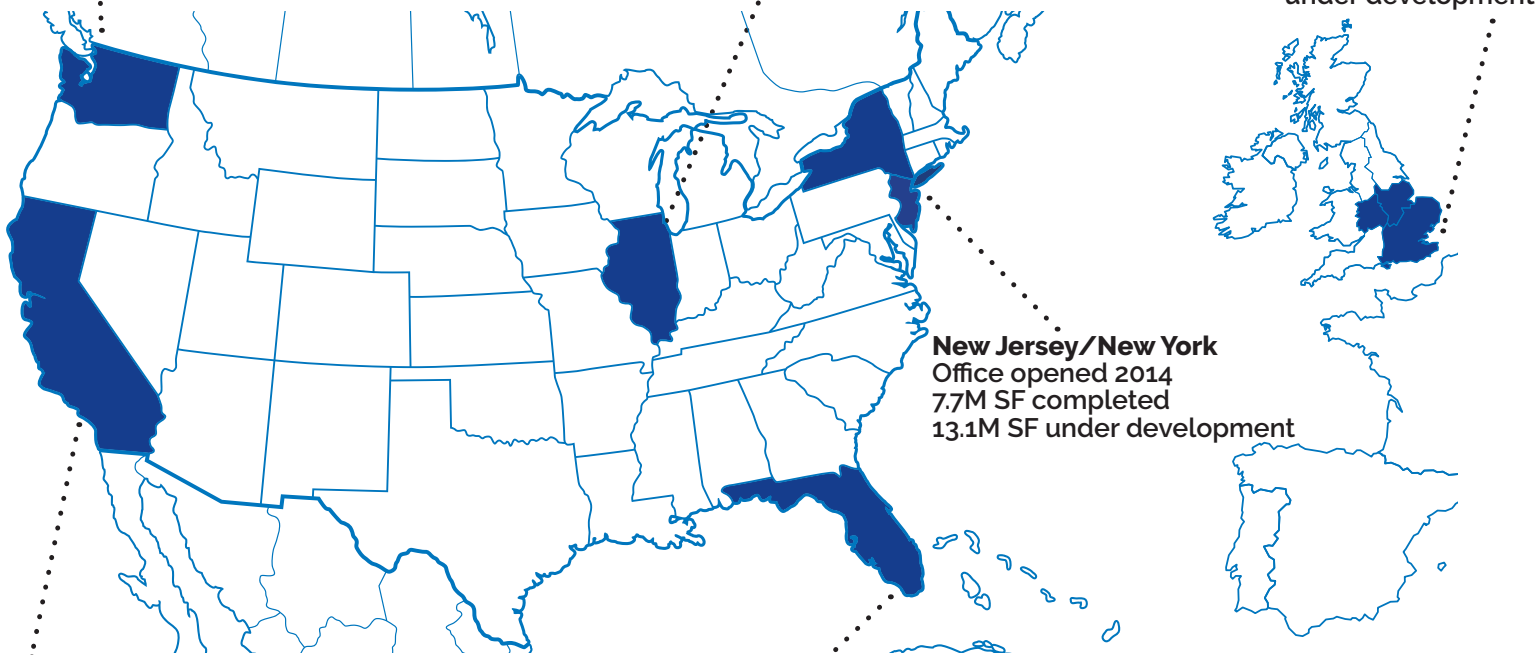
Office opened 2018
2.8M SF completed
6.7M SF under development

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.

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