

BRIDGE POINT COMMERCE I & II

www.bridgepointcommerce.com | 7400 Bandini Blvd & 7421 Slauson Ave | Commerce, CA

BRIDGE
FOR LEASE



UNDER CONSTRUCTION

NEW INFILL DEVELOPMENT CENTRAL LOS ANGELES SUBMARKET

HIGHLIGHTS

- Two state-of-the-art, turnkey, high image logistic building campus to **deliver with warehouse lights, mechanical dock packages, and office space** early 2024
- Premier City of Commerce location with immediate access to Interstate 5
- Modern design with 32' clear height, 18 dock high positions, and 183 parking spaces between two freestanding logistics buildings
- A strategic logistics location 5 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

COMBINED BUILDING SPECS

AVAILABLE SPACE

151,565 SF

PROPERTY SIZE

7.14 Acres

OFFICE SPACE

±19,266 SF, 2-story

CLEAR HEIGHT

32'

DH / GL

18 DH | 2 GL

SPRINKLER SYSTEM

ESFR

PARKING

183

DELIVERY DATE

Q1 2024

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BUILDING I - 7400 BANDINI BLVD.

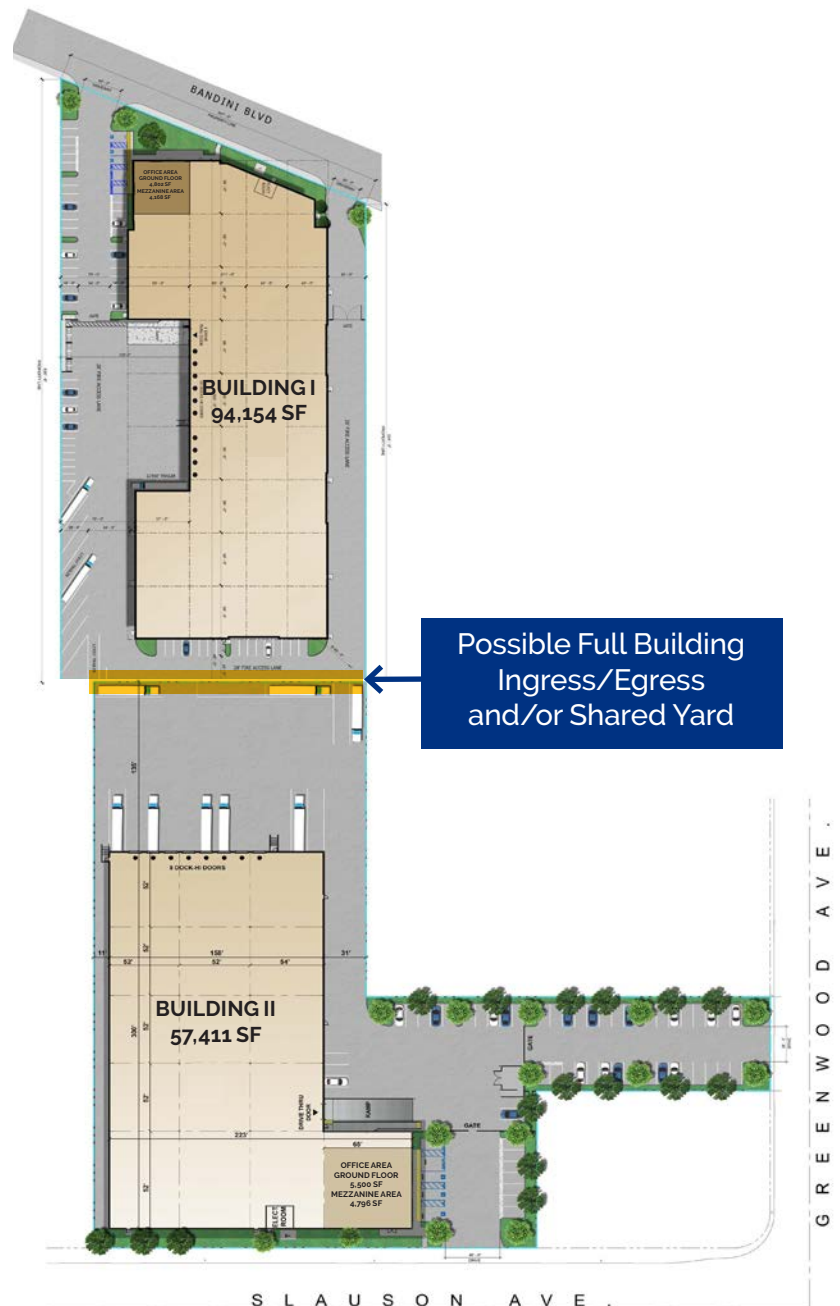
Characteristics

- 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
- Skylights: 2.5%
- Total Parking Spaces: 124
- Total Trailer Parking Spaces: 10

BUILDING II - 7421 SLAUSON AVE.

Characteristics

- Office: Approximately 10,296 SF of **Turnkey** 2-Story Office
- Mezzanine Space: 4,796 SF
- Property Size: 2.94 acres
- Speed Bay Spacing: 52'x 52'
- Column Spacing: 52' x 52'
- Dock-High Doors: 8
- Ground-Level Doors: 1
- Clear Height: 32'
- ESFR Sprinkler System
- Power: 3000 amps
- Skylights: 2.5%
- Total Parking Spaces: 59
- Total Trailer Parking Spaces: 8



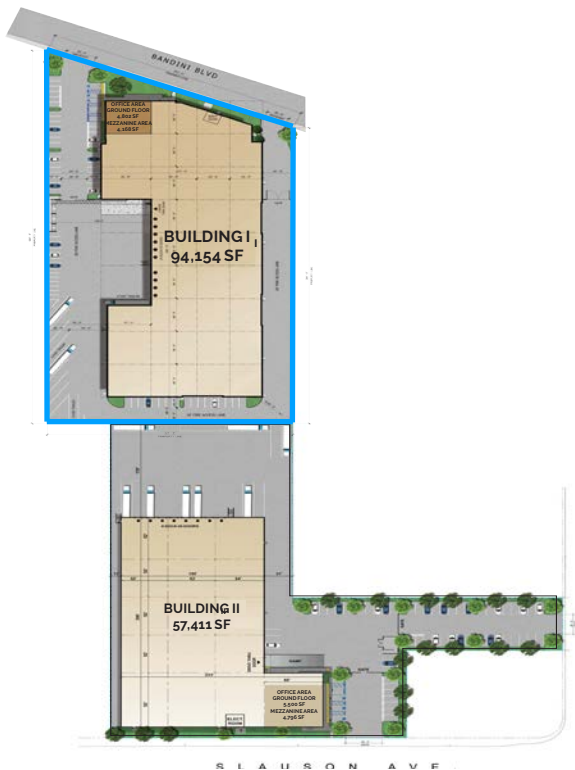
BUILDING I - 7400 BANDINI BLVD.

94,154 SF

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



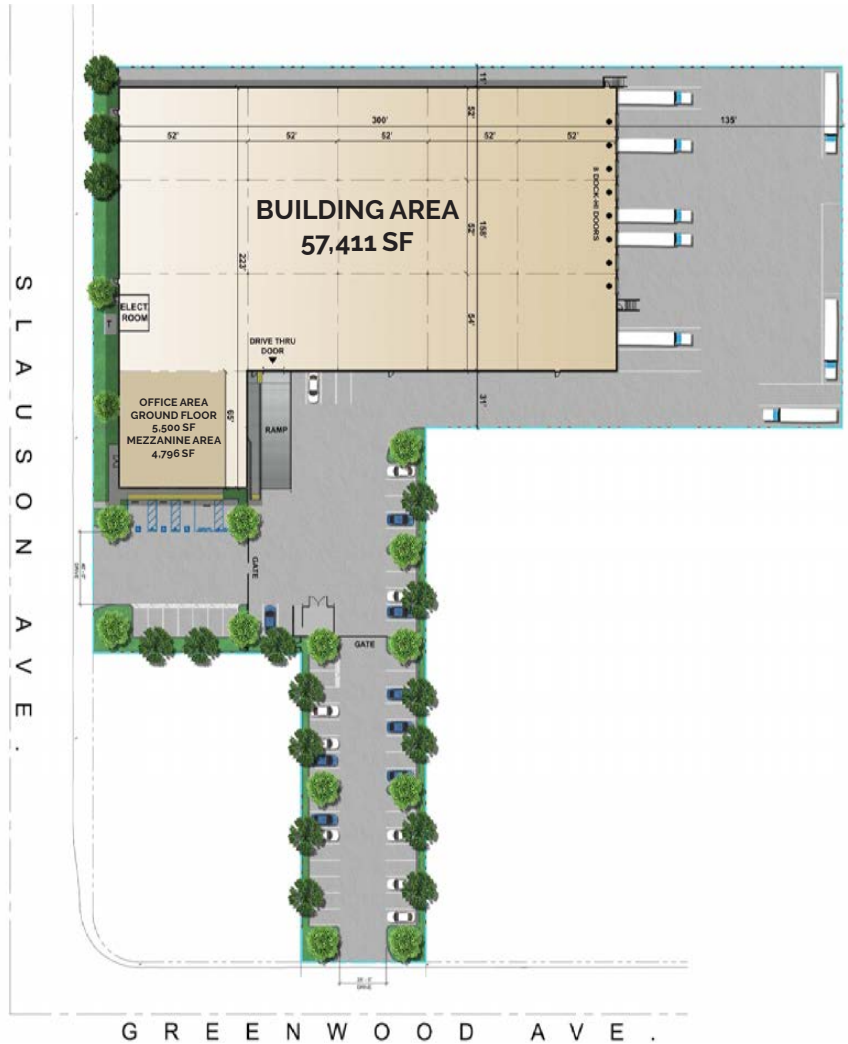
BUILDING II - 7421 SLAUSON AVE.

57,411 SF

ENHANCED

Features

- Brand New Class A Construction
- Direct Access and Frontage to I-5 Freeway
- Two points of ingress and egress on Slauson Avenue and Greenwood Avenue
- 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



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BRIDGE POINT COMMERCE I



BRIDGE POINT COMMERCE II

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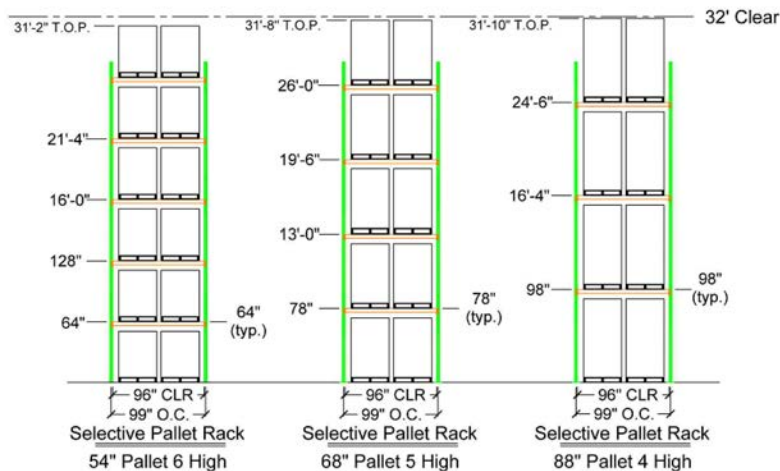
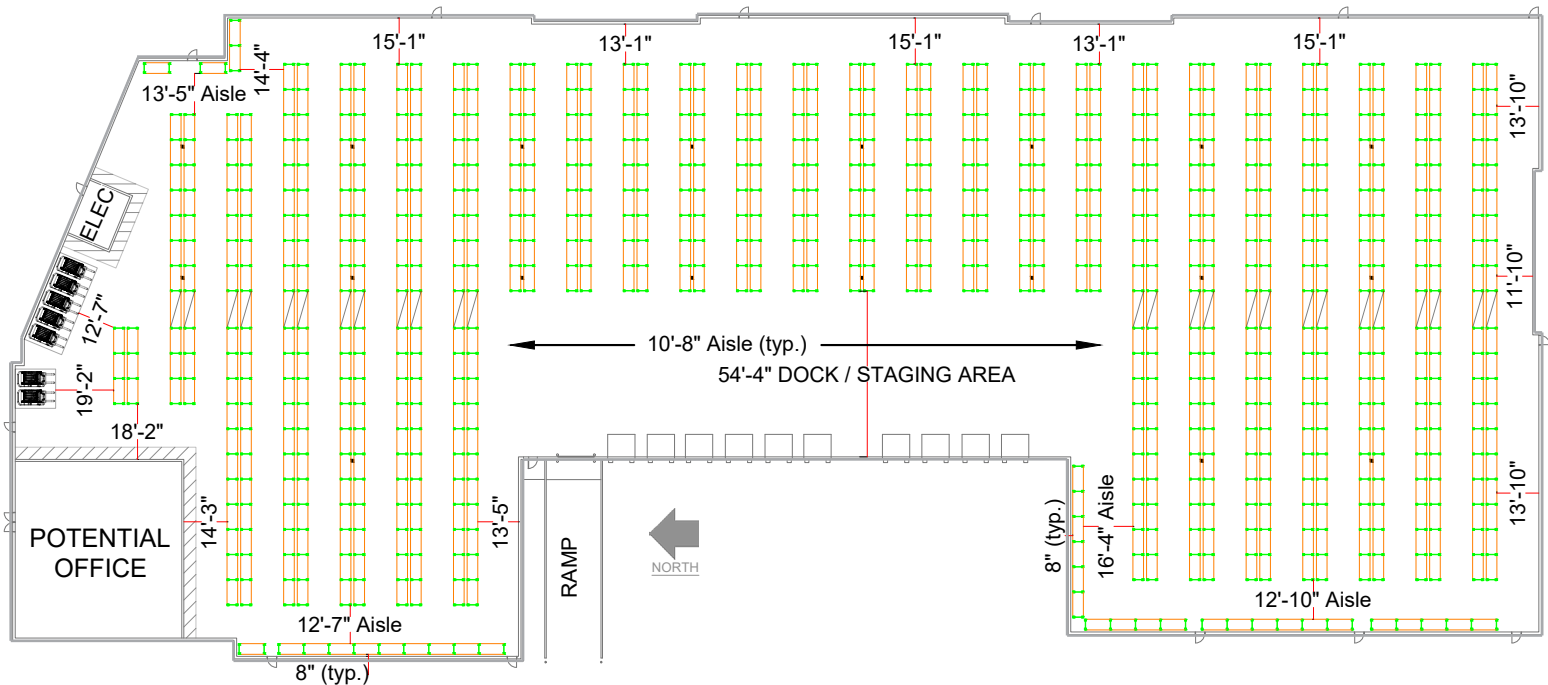
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CONCEPTUAL RACKING PLAN

BUILDING I

BRIDGE



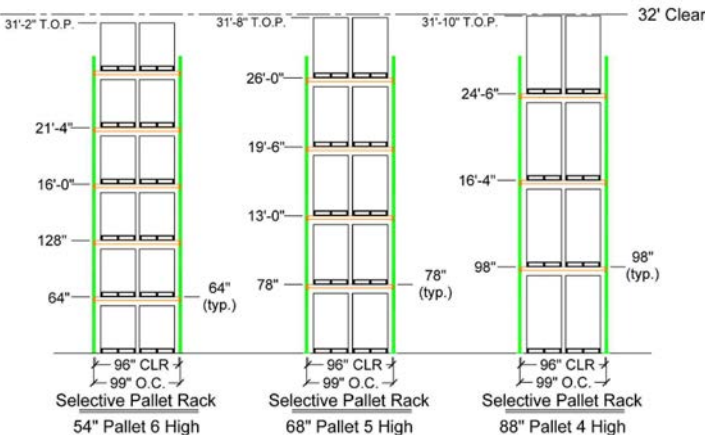
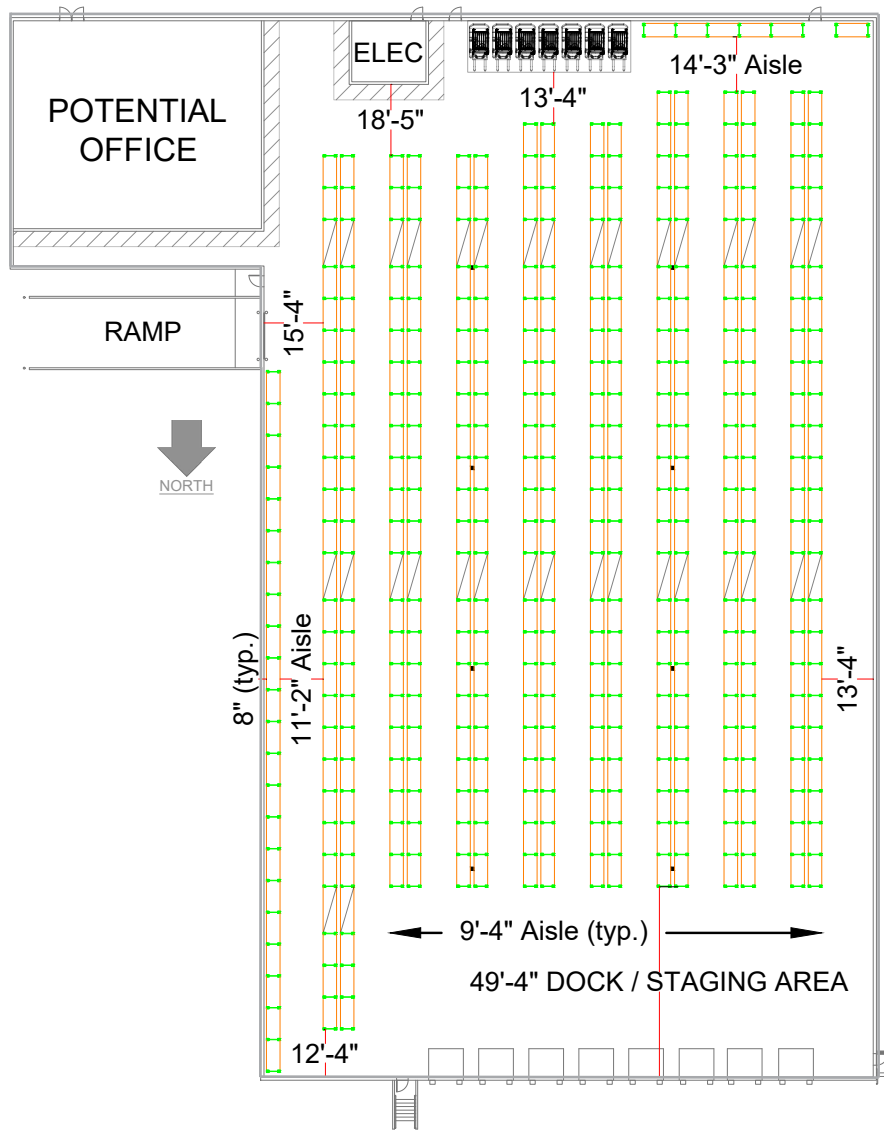
32' CLEAR HEIGHT

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

RACKING PLAN

BUILDING II

BRIDGE



32' CLEAR HEIGHT

Number of Bays	Pallet Height	Pallet Positions
404	54"	4,848
	68"	4,040
	88"	3,232

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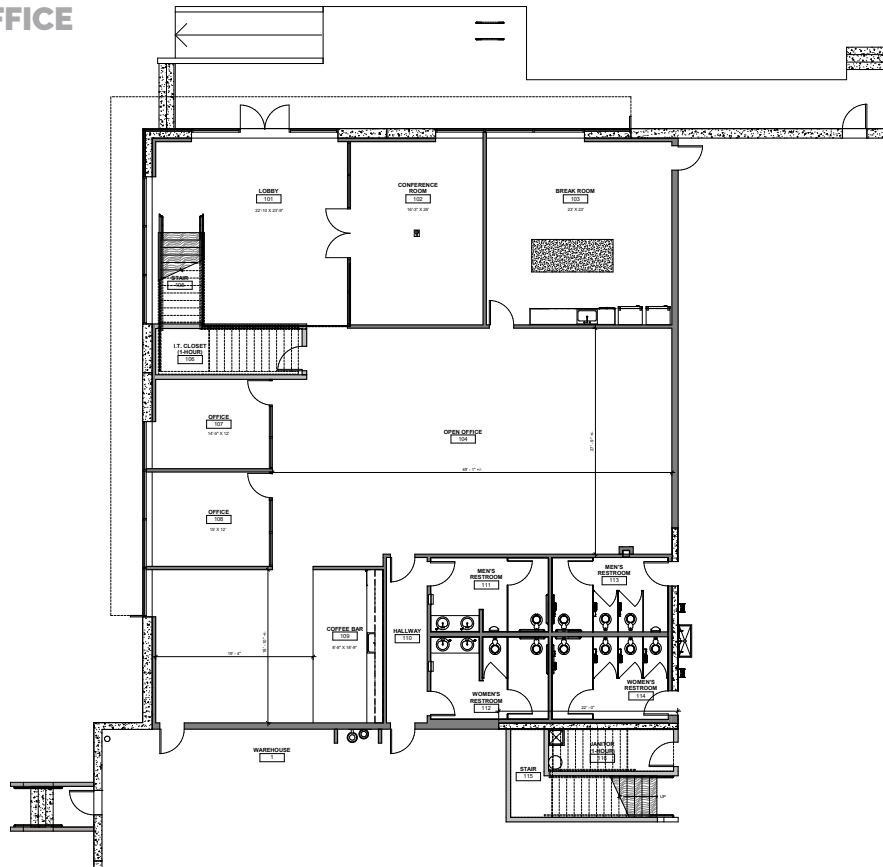
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OFFICE PLAN

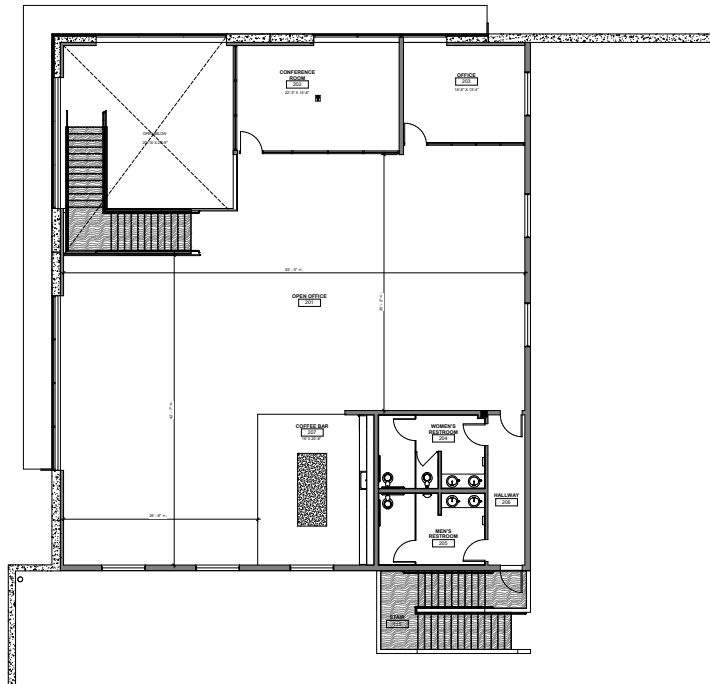
BUILDING I - 7400 BANDINI BLVD.

BRIDGE

FIRST FLOOR OFFICE SPACE PLAN



MEZZANINE OFFICE SPACE PLAN



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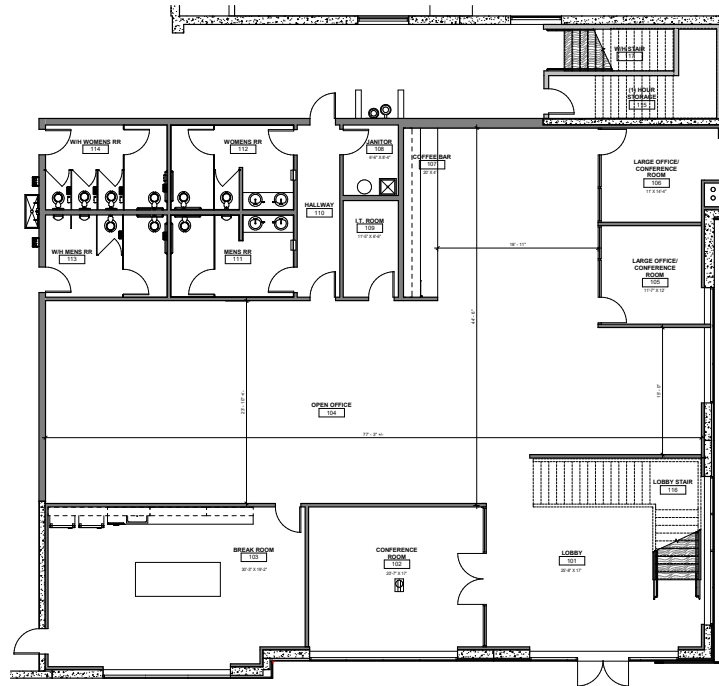
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OFFICE PLAN

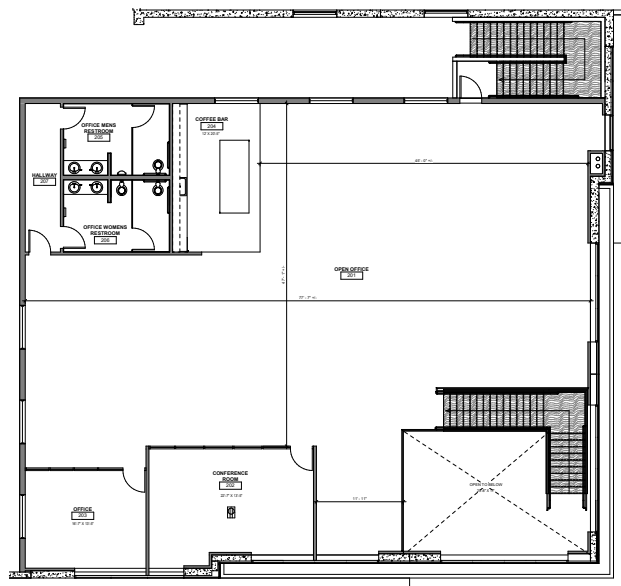
BUILDING II - 7421 SLAUSON AVE.

BRIDGE

FIRST FLOOR OFFICE SPACE PLAN



MEZZANINE OFFICE SPACE PLAN



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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
SKYLIGHTS	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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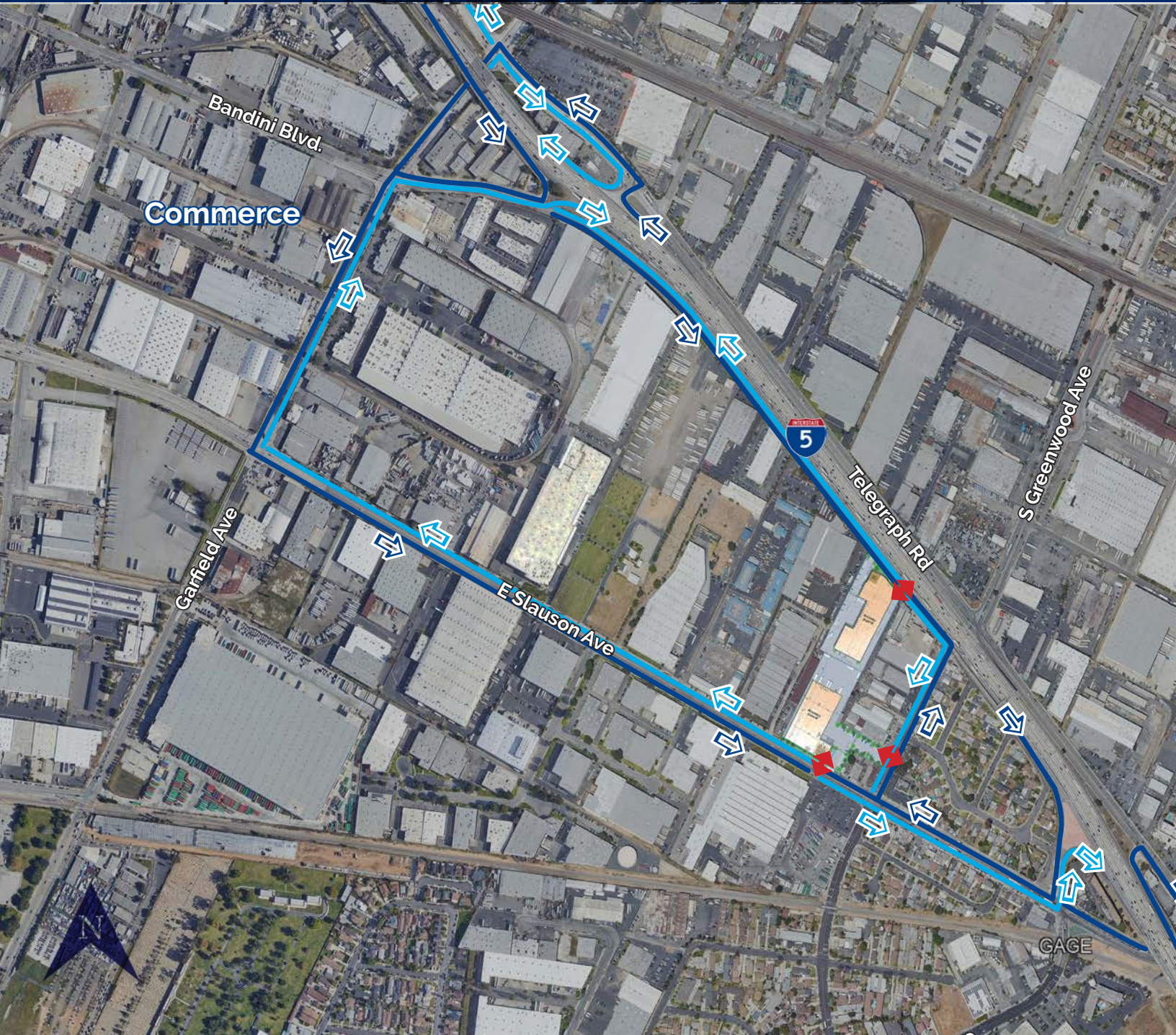
BUILDING II SPECIFICATION SUMMARY



ADDRESS	7421 Slauson Ave., Commerce, CA 90040
CONSTRUCTION	Concrete Tilt-Up
TOTAL BUILDING NRA (SQ FT)	57,411
BUILDING FOOTPRINT (SQ FT)	52,616
TOTAL OFFICE AREA (SQ FT)	10,296
GROUND LEVEL OFFICE (SQ FT)	5,500
MEZZANINE OFFICE (SQ FT)	4,796
LAND ACRES	2.94
AUTO PARKING STALLS	59
DOCK HIGH DOORS	8
GRADE LEVEL DOORS	1
CLEAR HEIGHT (FT)	36'
COLUMN SPACING (FT)	52' x 52'
BUILDING DEPTH (FT)	300'
TRUCK COURT DEPTH (FT)	135'
FIRE PROTECTION	ESFR
ROOFING	4 ply built up
SKYLIGHTS	2.5%
WAREHOUSE SLAB	7" Reinforced
LOADING DOORS	Dock High 9' x 10' Grade Level 12' x 14' Four (4) 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

STRATEGIC LOCATION

BRIDGE



Ingress 

Property Ingress/Egress 

Egress 

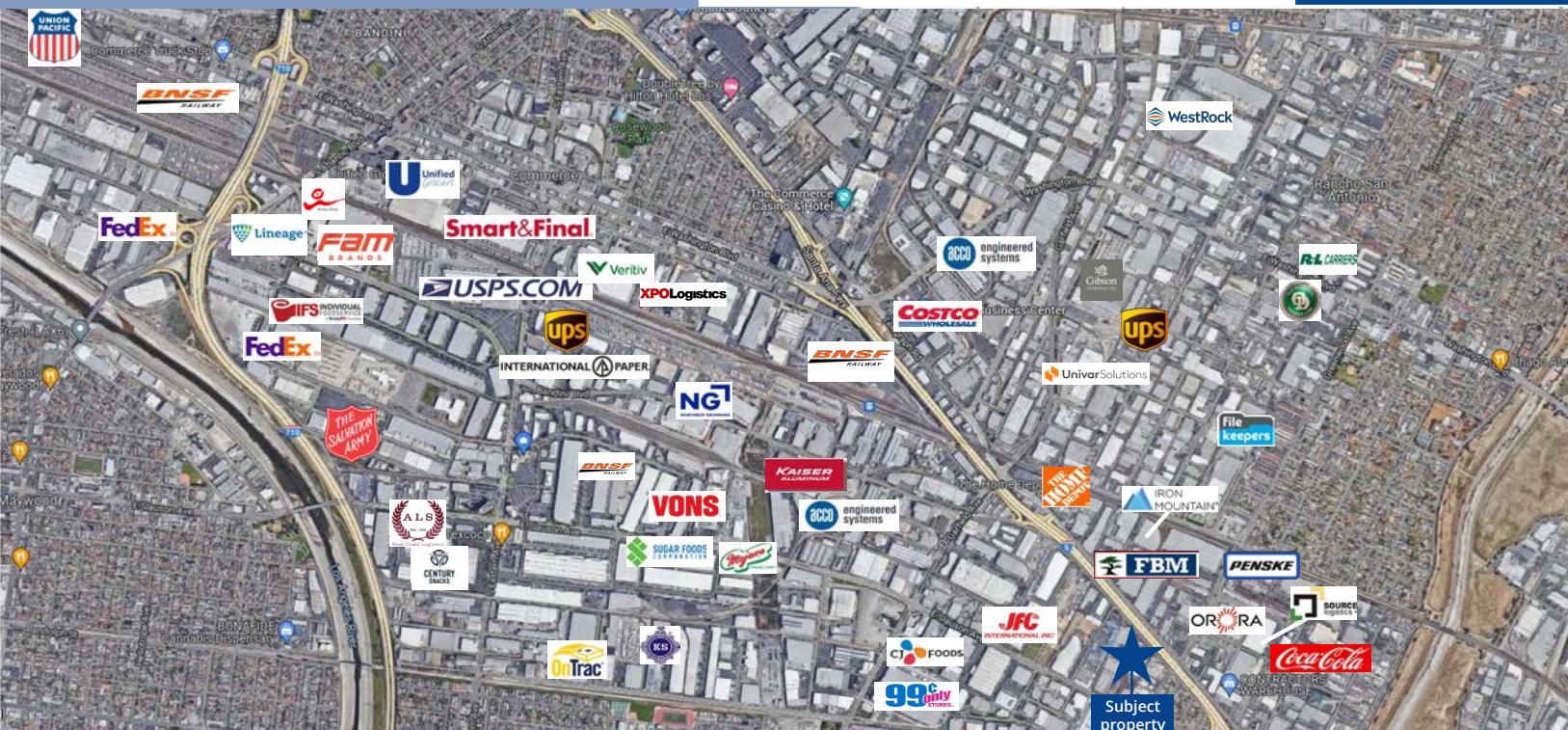
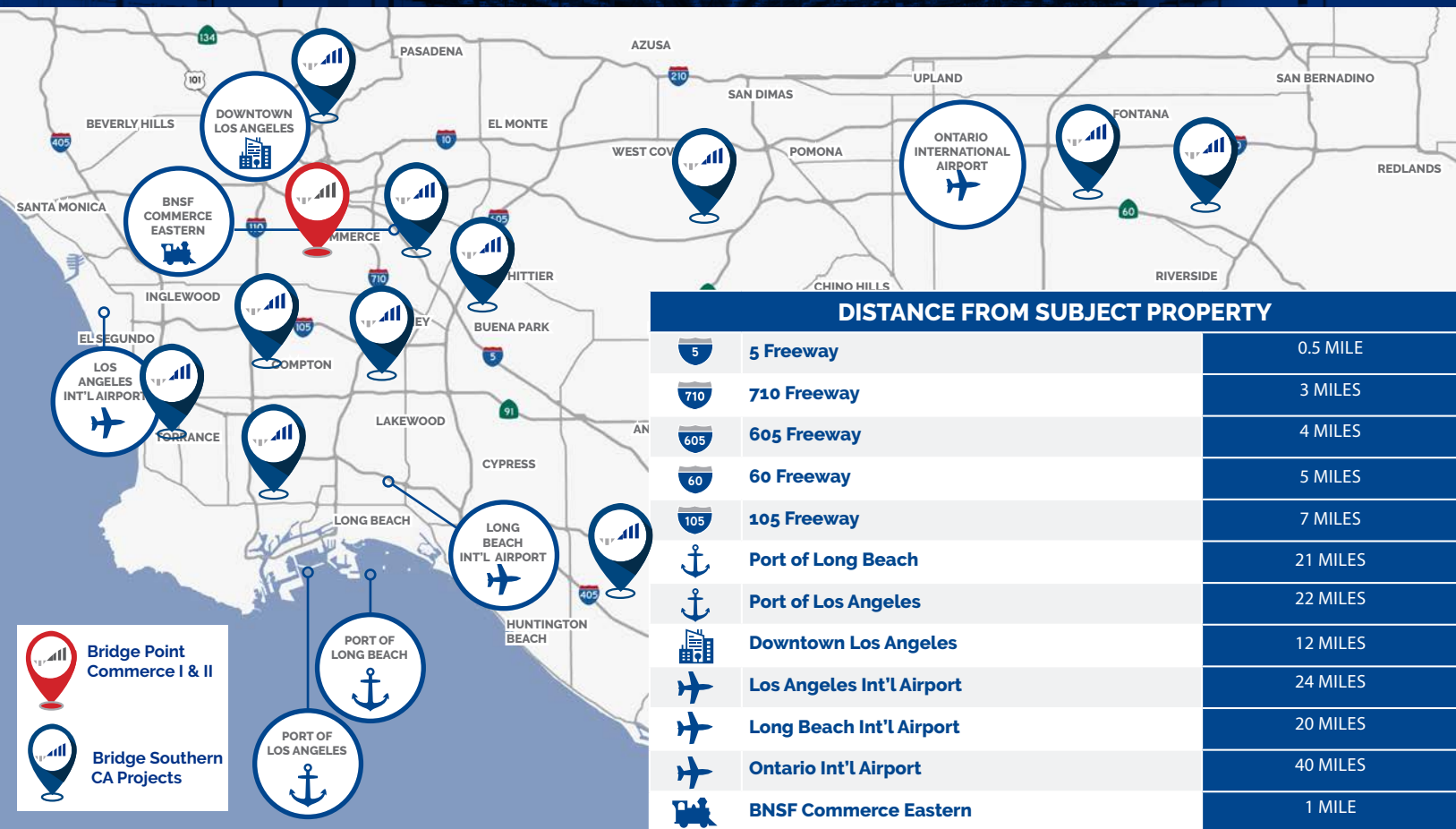
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DISTANCE MAP AND NEIGHBORS

BRIDGE



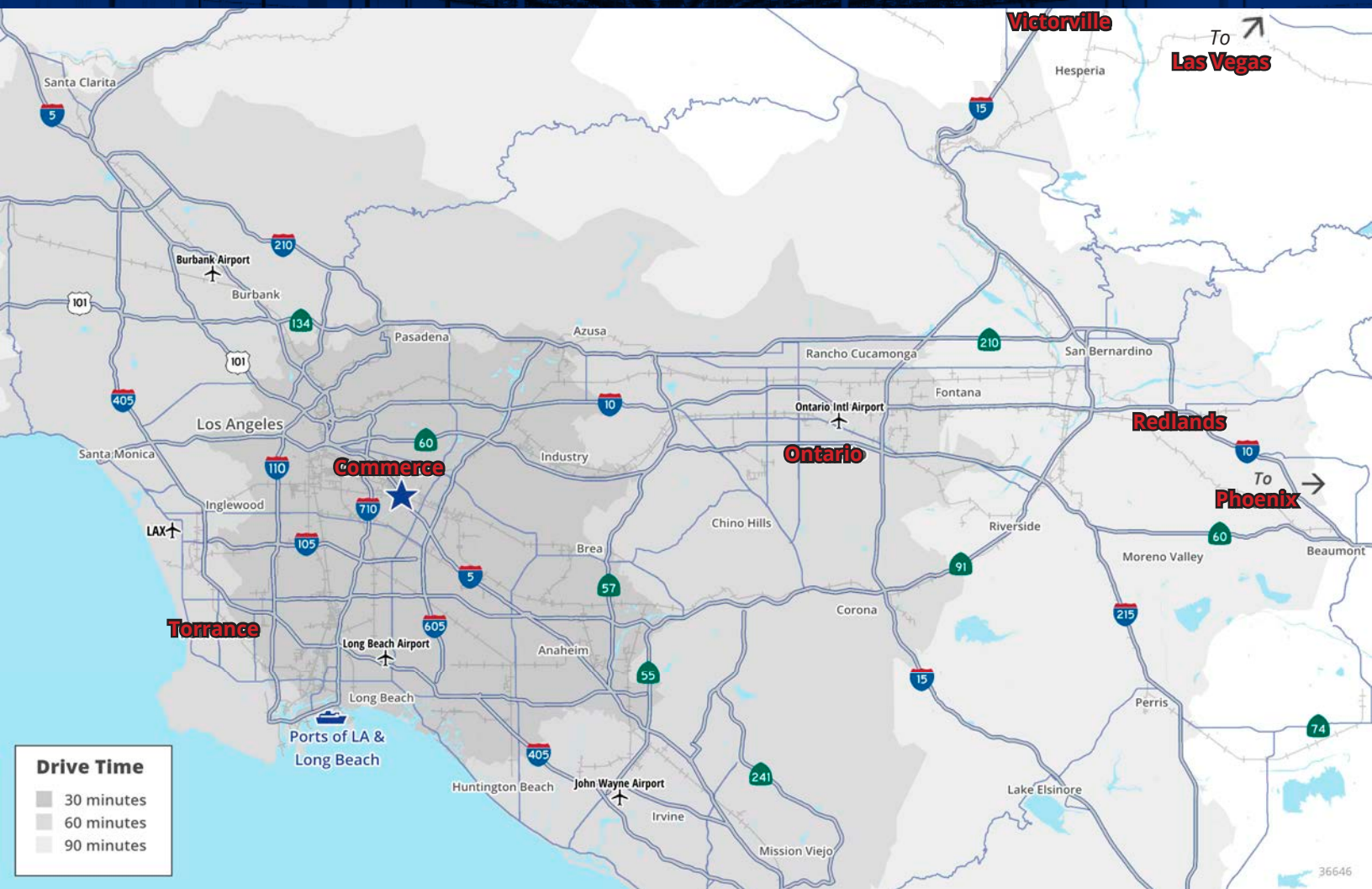
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REGIONAL MAP / DRAYAGE RATE COMPARISON CHART

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

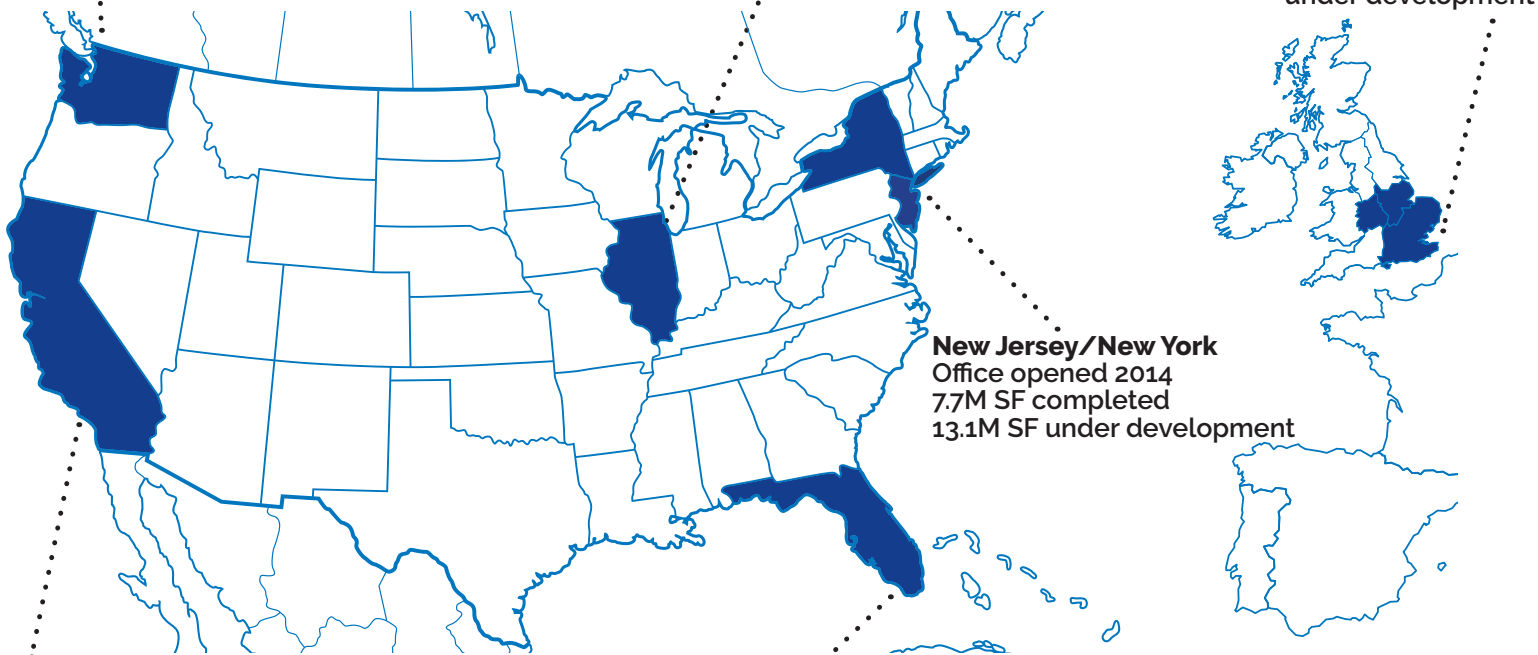
Office opened 2018
2.8M SF completed
6.7M SF under development

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.

HEADQUARTERS

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