



NOW UNDER CONSTRUCTION
DELIVERING MARCH 2026



BRIDGE POINT SAN JOSE

COMMERCE DRIVE & QUME DRIVE | SAN JOSE, CA

HIGH POWERED TURN-KEY INDUSTRIAL CAMPUS

PREMIER SILICON VALLEY CLASS A DEVELOPMENT

SITE

32.8 Acres

±714,491 SF

ACROSS 4 BUILDINGS





STATE-OF-THE-ART HIGH IMAGE INDUSTRIAL CAMPUS

Bridge Point San Jose offers Class A buildings designed for multifaceted industrial and advanced manufacturing tenants. Each building comes equipped with a minimum of 4,000 amps of power and 32'-36' clear heights. Turn-key specialized improvements include: mechanical pit-levelers at every other door, high end office with mezzanine, and LED Lighting. With excellent access to Bay Area airports and direct highway access, Bridge Point San Jose ideally located in the hear of Silicon Valley.

Delivery March 2026	32.8 AC Land Size	±714,491 SF Across 4 Buildings	Min 4,000 AMPS of Power per Building
Electric Vehicle Charging Points	Target LEED Certification	32'-36' Clear Heights	Prime Central Silicon Valley Location

TALENT TO DRIVE DESIGN

ENGINEERING TALENT IN SANTA CLARA COUNTY

Santa Clara County (2024)



#1 in Northern California for the **Most Engineering Resident Workers** with over **17,000 residents**



19.3 times

the national average of Computer Hardware Engineers



2.1 times

the national average of Bioengineers & Biomedical Engineers



Over **36,500 Engineers** within a 30-minute drive time



The **heart of Silicon Valley** with over **400 start-ups HQ'd** in San Jose since 2015



1.5 times

the national average of Industrial Engineers



6.3 times

the national average of Electrical Engineers



The **most innovative city** in Northern California with over **78,200 patents**



2 times

the national average of Mechanical Engineers

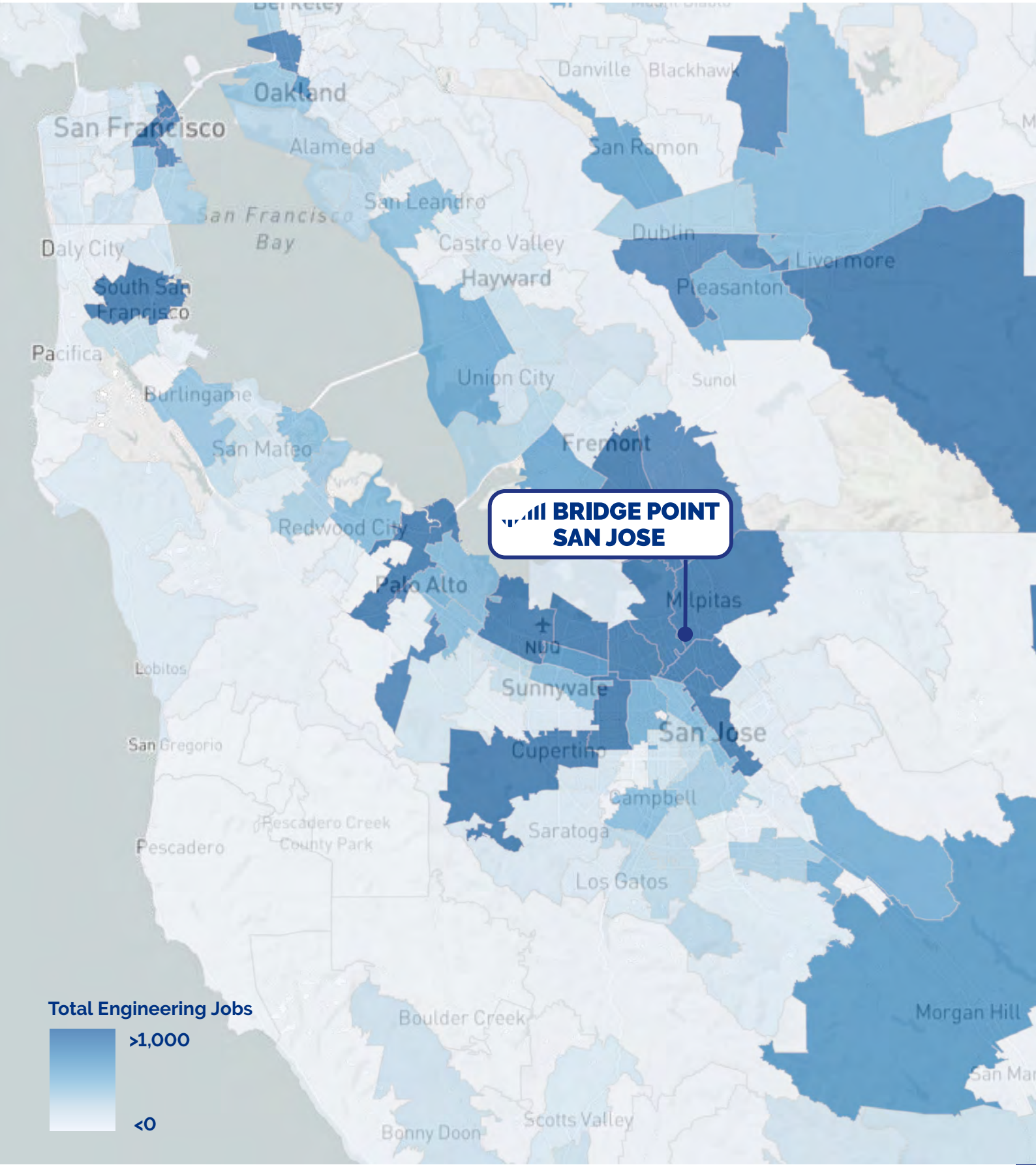


3.6 times

the national average of Materials Engineers



One of the **highest educated regions** with over **186,000 residents** with a **STEM degree**



TALENT TO BUILD THE FUTURE



The most productive manufacturing labor force nationally with **\$510,700** of gross output per job



The strongest traditional manufacturing talent base in Northern California with **over 28,800 manufacturing workers** living in the city



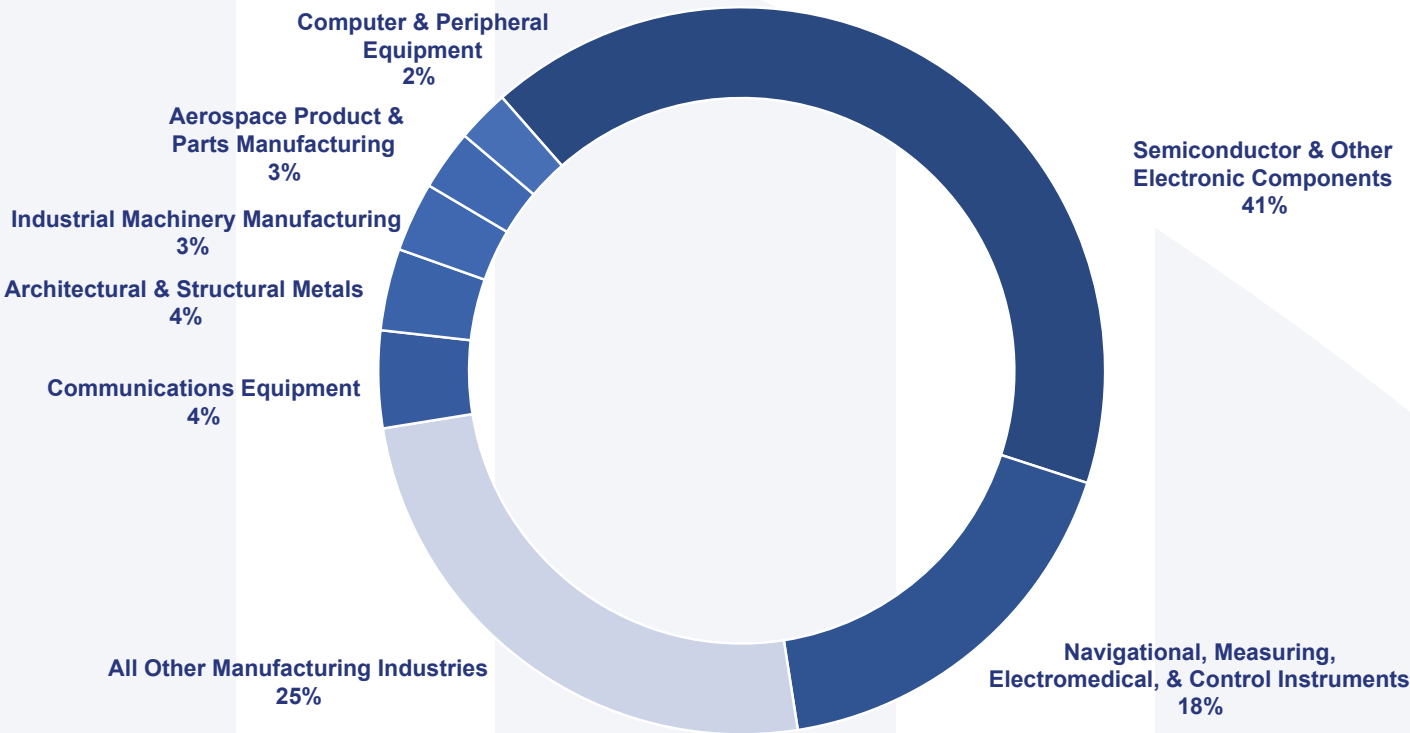
Over **32,000 Energy-sector/ClimateTech resident workers** within a 30-minute drive time



The most advanced industries jobs in Northern California

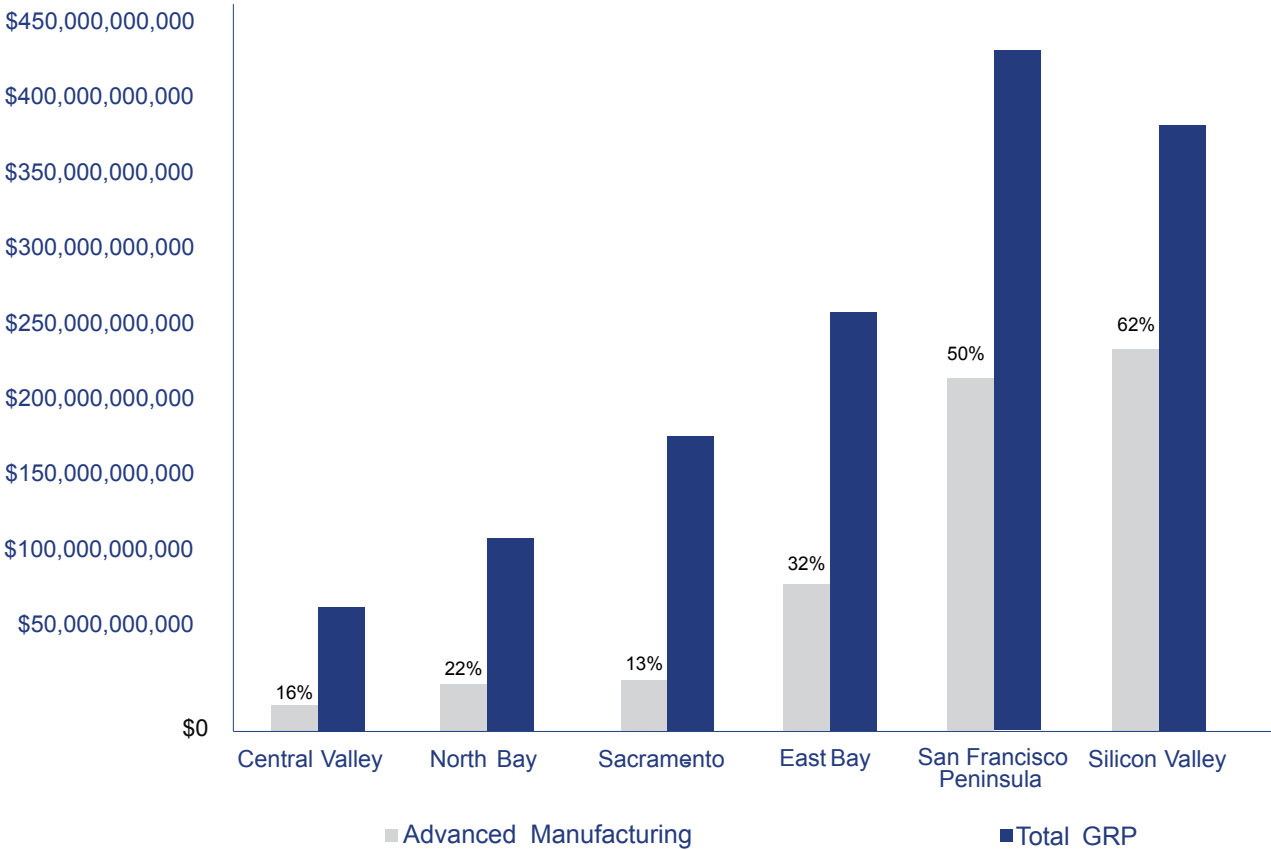
ECOSYSTEM FOR GROWTH

Top Manufacturing Industries by Employment, San Jose



GROSS REGIONAL PRODUCT

2024



TALENT TO **MOVE** YOUR PRODUCT

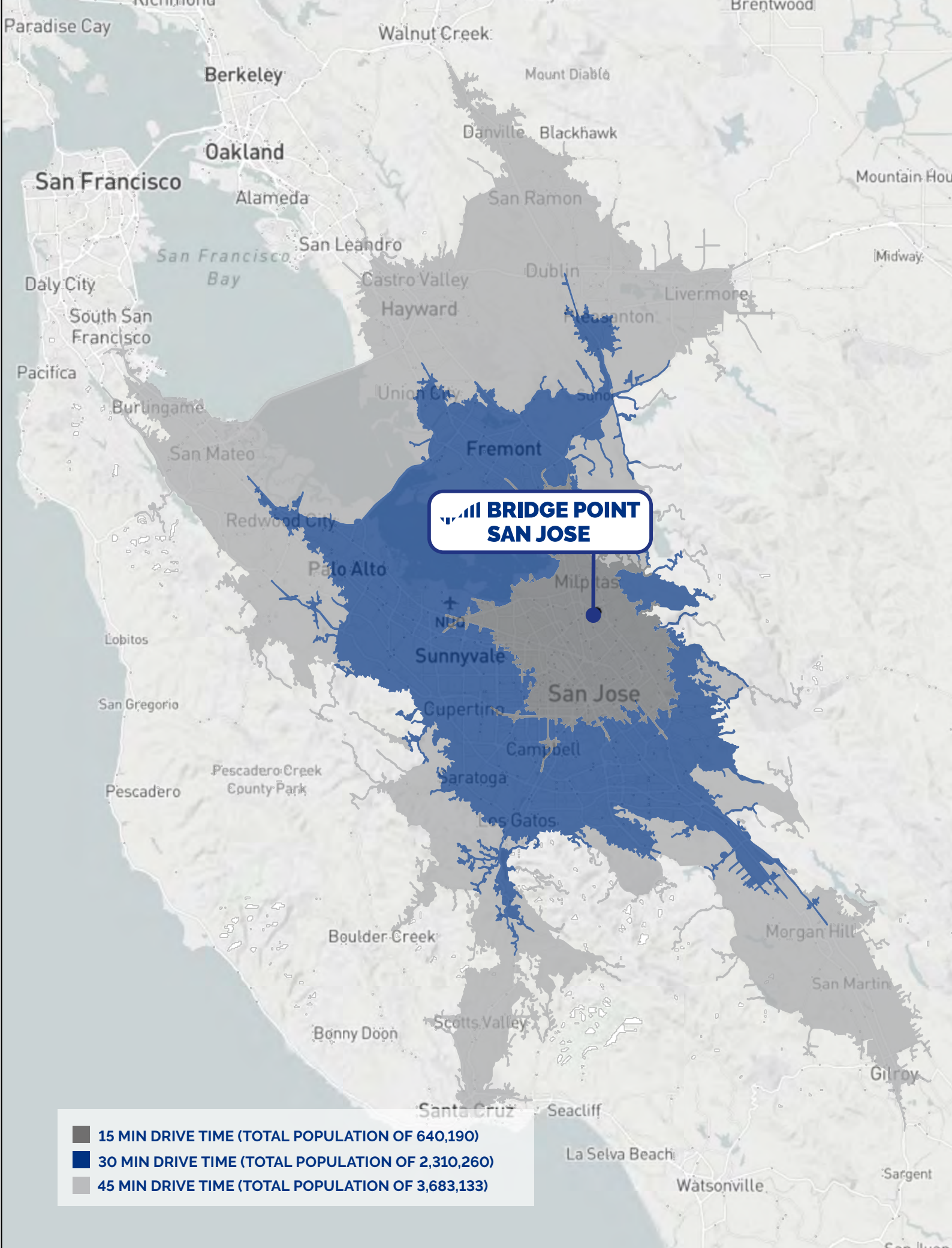
2024 LABOR DEMOGRAPHICS (within 30-minute drivetime)

TRANSPORTATION LABOR

30,504	28,849	\$25.29	\$26.97
Jobs	Resident Workers	Median Hourly Earnings	Avg. Hourly Earnings

WAREHOUSE LABOR

36,471	31,735	\$20.45	\$21.56
Jobs	Resident Workers	Median Hourly Earnings	Avg. Hourly Earnings



ACCESS TO CONSUMERS

2024 CONSUMER DEMOGRAPHICS

(within 30-minute drivetime)



2,239,589

Total Population



755,607

Total Households



\$161,552

Median Household
Income



522,288

Household Income
\$100,000 or greater



\$1,488,085

Median Home
Value



\$119,552

Median Disposable
Income



1,618,908

Internet Orders
Last 12 Month



473,333

Generation Z
Population
(Born 1999 to 2016)



648,187

Millennial
Population
(Born 1981 to 1998)



472,333

Generation X
Population
(Born 1965 to 1980)



357,547

Baby Boomer
Population
(Born 1946 to 1964)

OPERATIONAL COST COMPARISON BASED ON LOCATION

Assumes 200 sprinter van trips per day



BRIDGE POINT SAN JOSE

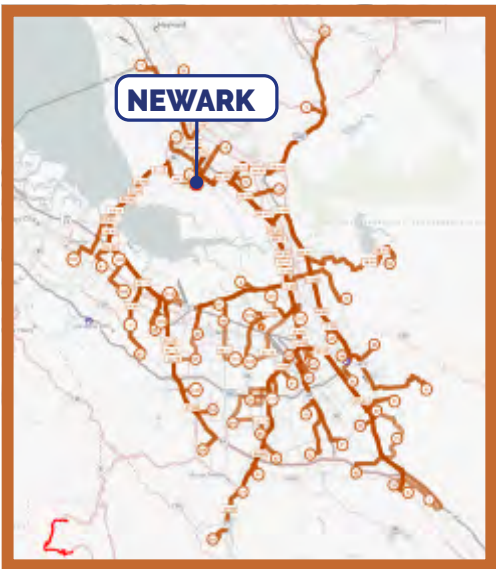


\$2.96M estimated transportation cost



1.45M vehicle miles traveled annually

Bridge Point San Jose's superior location saves **\$1.21M** compared to Newark and **\$5.33M** compared to Gilroy in annual transportation costs



NEWARK



\$4.17M estimated transportation cost



+\$1.21M in additional operational costs



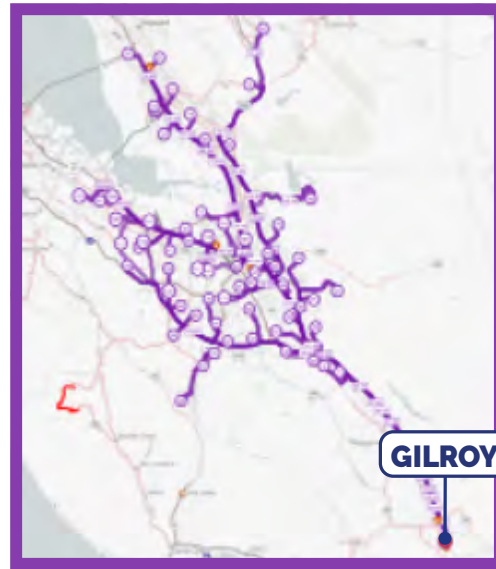
+\$0.51 per SF/month over a 200K SF building



+718K vehicle miles traveled annually



Equivalent to **237** additional cars on the road each year in greenhouse gas emissions



GILROY



\$8.29M estimated transportation cost



+\$5.33M in additional operational costs



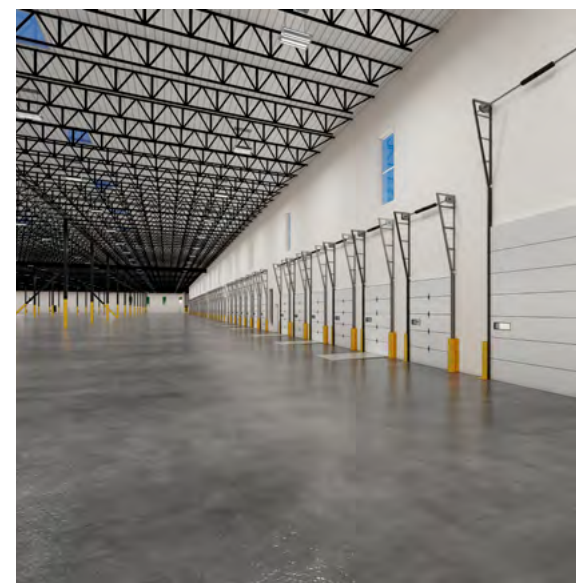
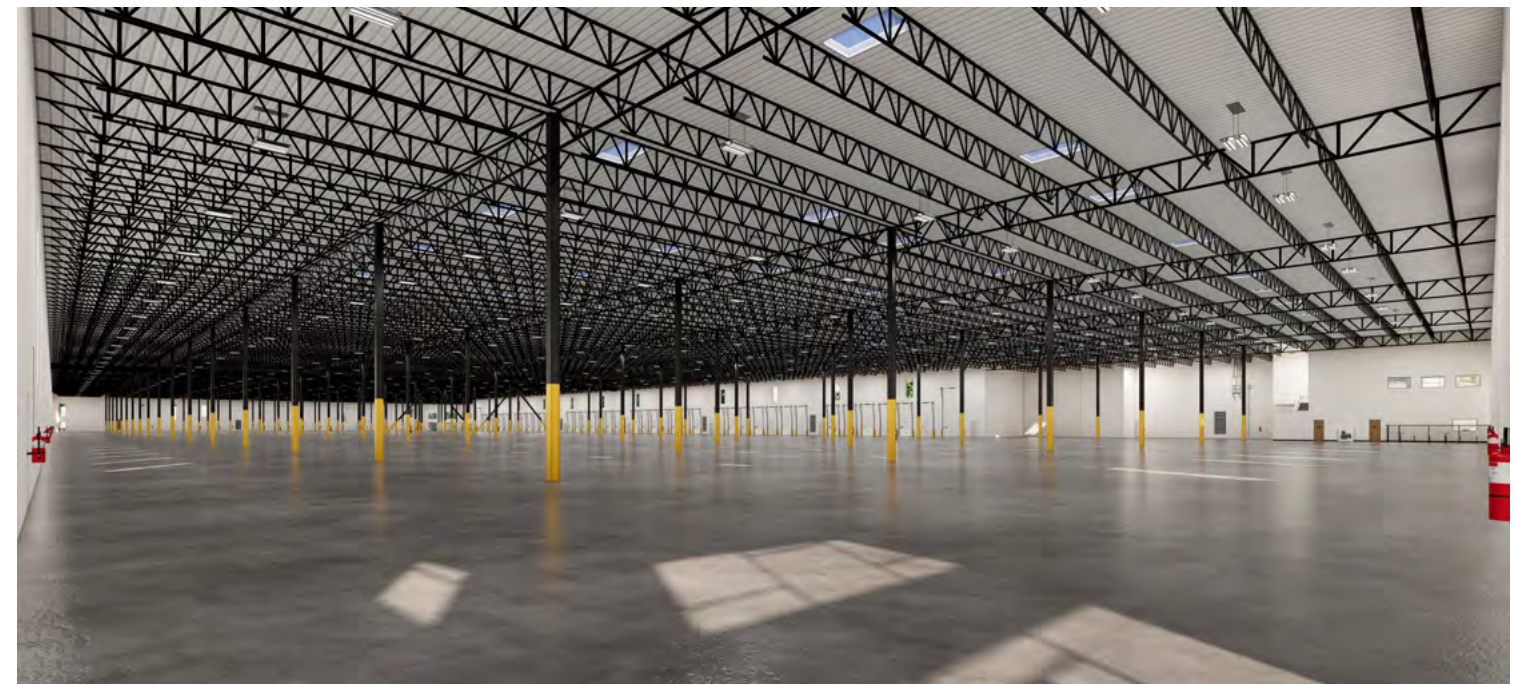
+\$2.22 per SF/month over a 200K SF building



+718K vehicle miles traveled annually



Equivalent to **1,097** additional cars on the road each year in greenhouse gas emissions



PERFECTLY LOCATED IN SAN JOSE

With excellent, direct highway access to 680 (1.5 Miles), 880 FWY (1.7 Miles), and HWY 101 (3.2 Miles)

TO CITIES:

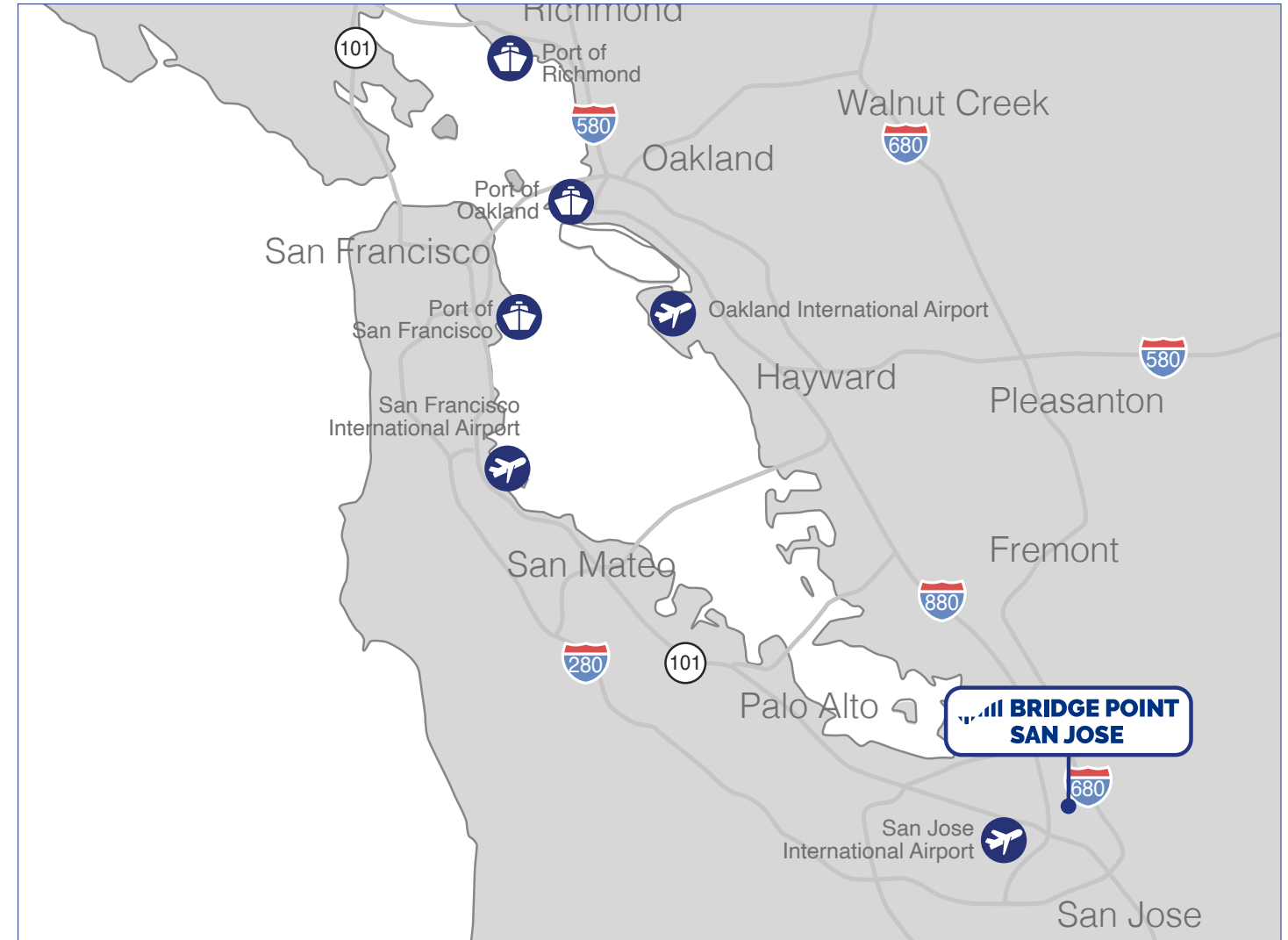
Palo Alto - 17 miles
San Francisco- 58 miles
Oakland- 37 miles

TO AIRPORTS

SJO- 4 miles
OAK - 31 miles
SFO- 36 miles

TO PORTS

Oakland - 37 miles
Richmond - 53 miles
Los Angeles - 371 miles





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AMSTERDAM • LONDON • PARIS

Bridge Industrial, a privately-owned, vertically integrated real estate operating company and investment manager transforms complex real estate opportunities into irreplaceable industrial assets.

Bridge Industrial acquires and develops sites where it can leverage its expertise in complex transactions, skilled site development, creative property solutions, and successful leasing. The firm seeks opportunities to acquire and develop Class A logistics real estate, in the supply-constrained core markets of Chicago, Miami, New Jersey, New York, Los Angeles, San Francisco, Seattle, UK, and Europe. Since its inception in 2000, Bridge has successfully acquired and developed close to 74 million square feet of logistics facilities.



74M+ SF *ACQUIRED & DEVELOPED
SINCE 2000*

OUR COMMITMENT TO SUSTAINABILITY

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.



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TERMS

Available on a new lease direct from the landlord.

FURTHER INFORMATION

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