

BRIDGE POINT OAKLAND

bridgepointoakland.com | 5441 International Blvd | Oakland, CA

BRIDGE FOR LEASE



LARGEST INDUSTRIAL DEVELOPMENT IN BAY AREA

TURN-KEY DELIVERY WITH COMPLETED TENANT IMPROVEMENTS

HIGHLIGHTS

- Largest logistics development in the Bay Area within 50 miles of the Port of Oakland
- State-of-the-art Class A industrial design with excess trailer parking and all concrete drive areas
- Turn key facility with specialized improvements to be completed by 2Q 2023 that include dock pit levelers on every other dock door, 9,915 SF of office space including 4,996 SF of mezzanine, and LED warehouse lighting
- Remarkable access to Port of Oakland (5 miles) & OAK International Airport (4 miles)
- Less than 1 mile to I-880
- Direct access to entire Bay Area & Silicon Valley population within 60 minute drive time (Population 6,890,911)

AVAILABLE SPACE

534,242 SF

OF DOCK POSITIONS

85

CLEAR HEIGHT

36'

TRAILER PARKING

129 Stalls

LAND SIZE

23.2 Acres

TURN-KEY DELIVERY

Q2 2023



Project is registered with the certification goal of LEED Gold

KEVIN HATCHER

Senior Vice President
kevin.hatcher@cbre.com
Lic. 01495631
510 874 1939

ROBERT FERRARO

Executive Vice President
bob.ferraro@cbre.com
Lic. 00949584
510 874 1910

AUSTIN HINDER

First Vice President
austin.hinder@cbre.com
Lic. 01971678
510 874 1978

CONNER THOMAS

Vice President
cthomas@bridgeindustrial.com
Bridge Industrial
858 922 6200

CBRE

SITE PLAN, BLDG. SPECS & TURN-KEY IMPROVEMENTS

bridgepointoakland.com | 5441 International Blvd | Oakland, CA



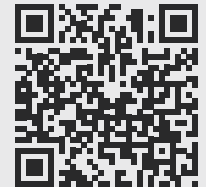
BUILDING SPECS

- 534,242 Square Feet
- 9,915 Square Feet Office
- 36' Clear Height
- ESFR
- 85 Loading Docks
- 1 Drive In Door
- 4,000 Amps
- 3% Skylights
- 185' Concrete Truck Court
- 7" Slab
- Historic Brick Façade
- 217 Auto Parking Stalls
- 129 Trailer Parking Stalls
- 50' X 56' Column Spacing
- 60' Speed Bay

TURN-KEY TENANT IMPROVEMENTS

- 40,000 pound dock pit levelers at every other dock position
- 9,915 square feet of finished high-end office space, including 4,996 square feet of mezzanine space
- LED warehouse lighting with motion sensors and 20-foot candles

Website



KEVIN HATCHER

Senior Vice President
kevin.hatcher@cbre.com
Lic. 01495631
510 874 1939

ROBERT FERRARO

Executive Vice President
bob.ferraro@cbre.com
Lic. 00949584
510 874 1910

AUSTIN HINDER

First Vice President
austin.hinder@cbre.com
Lic. 01971678
510 874 1978

CONNER THOMAS

Vice President
cthomas@bridgeindustrial.com
Bridge Industrial
858 922 6200

PROXIMITY + INGRESS/EGRESS MAP NORTH

bridgepointoakland.com | 5441 International Blvd | Oakland, CA



TO INTERSTATE 880

1 mile
4 minutes

TO PORT OF OAKLAND

5 miles
12 minutes

TO DOWNTOWN OAKLAND

5 miles
12 minutes

TO DOWNTOWN SAN FRANCISCO

16 miles
23 minutes



KEVIN HATCHER

Senior Vice President
kevin.hatcher@cbre.com
Lic. 01495631
510 874 1939

ROBERT FERRARO

Executive Vice President
bob.ferraro@cbre.com
Lic. 00949584
510 874 1910

AUSTIN HINDER

First Vice President
austin.hinder@cbre.com
Lic. 01971678
510 874 1978

CONNER THOMAS

Vice President
cthomas@bridgeindustrial.com
Bridge Industrial
858 922 6200



PROXIMITY + INGRESS/EGRESS MAP SOUTH

bridgepointoakland.com | 5441 International Blvd | Oakland, CA



TO INTERSTATE 880

1 mile
4 minutes

TO OAKLAND INTERNATIONAL AIRPORT

4 miles
9 minutes

TO DOWNTOWN SAN JOSE

30 miles
40 minutes



KEVIN HATCHER

Senior Vice President
kevin.hatcher@cbre.com
Lic. 01495631
510 874 1939

ROBERT FERRARO

Executive Vice President
bob.ferraro@cbre.com
Lic. 00949584
510 874 1910

AUSTIN HINDER

First Vice President
austin.hinder@cbre.com
Lic. 01971678
510 874 1978

CONNER THOMAS

Vice President
cthomas@bridgeindustrial.com
Bridge Industrial
858 922 6200

CBRE

BRIDGEPOINT OAKLAND DRAYAGE ADVANTAGE

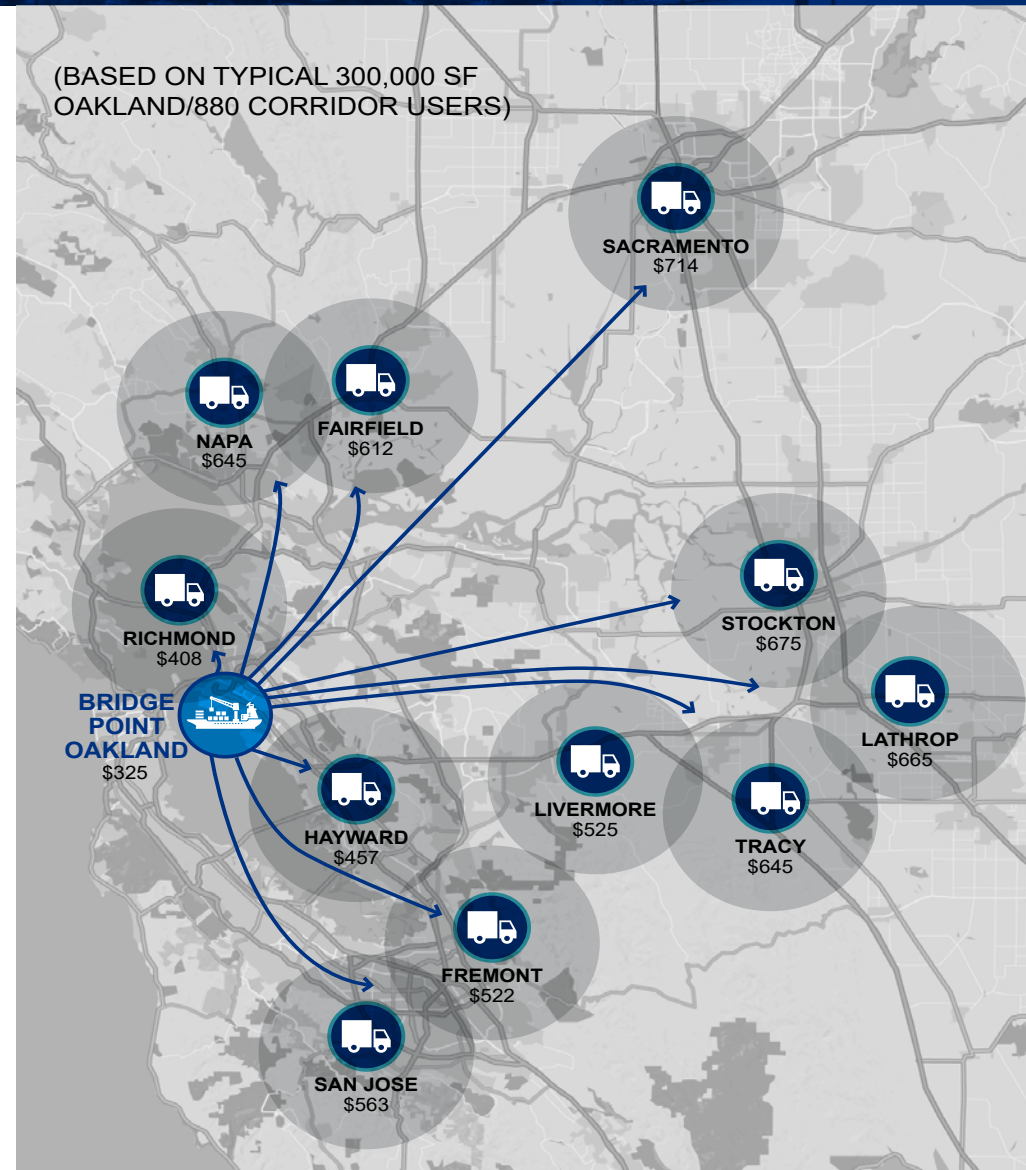
bridgepointoakland.com | 5441 International Blvd | Oakland, CA



Drayage cost per container from the Port of Oakland

City	Cost Per Container	Cost Difference/ Container	Annual Savings 5,000 Containers/ Year	Annual Savings 10,000 Containers/ Year
Bridge Point Oakland	\$325	\$0	\$0	\$0
Richmond	\$408	\$83	\$415,000	\$830,000
Hayward	\$457	\$132	\$660,000	\$1,320,000
Fremont	\$522	\$197	\$985,000	\$1,970,000
Livermore	\$525	\$200	\$1,000,000	\$2,000,000
San Jose	\$563	\$238	\$1,190,000	\$2,380,000
Fairfield	\$612	\$287	\$1,435,000	\$2,870,000
Tracy	\$645	\$320	\$1,600,000	\$3,200,000
Napa	\$645	\$320	\$1,600,000	\$3,200,000
Lathrop	\$665	\$340	\$1,700,000	\$3,400,000
Stockton	\$675	\$350	\$1,750,000	\$3,500,000
Sacramento	\$714	\$389	\$1,945,000	\$3,890,000

(BASED ON TYPICAL 300,000 SF OAKLAND/880 CORRIDOR USERS)



*These rates do not include overweight charges or waiting time charges.

KEVIN HATCHER
Senior Vice President
kevin.hatcher@cbre.com
Lic. 01495631
510 874 1939

ROBERT FERRARO
Executive Vice President
bob.ferraro@cbre.com
Lic. 00949584
510 874 1910

AUSTIN HINDER
First Vice President
austin.hinder@cbre.com
Lic. 01971678
510 874 1978

CONNER THOMAS
Vice President
cthomas@bridgeindustrial.com
Bridge Industrial
858 922 6200

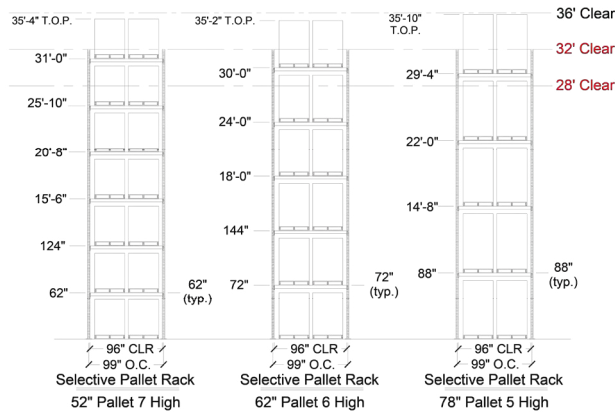
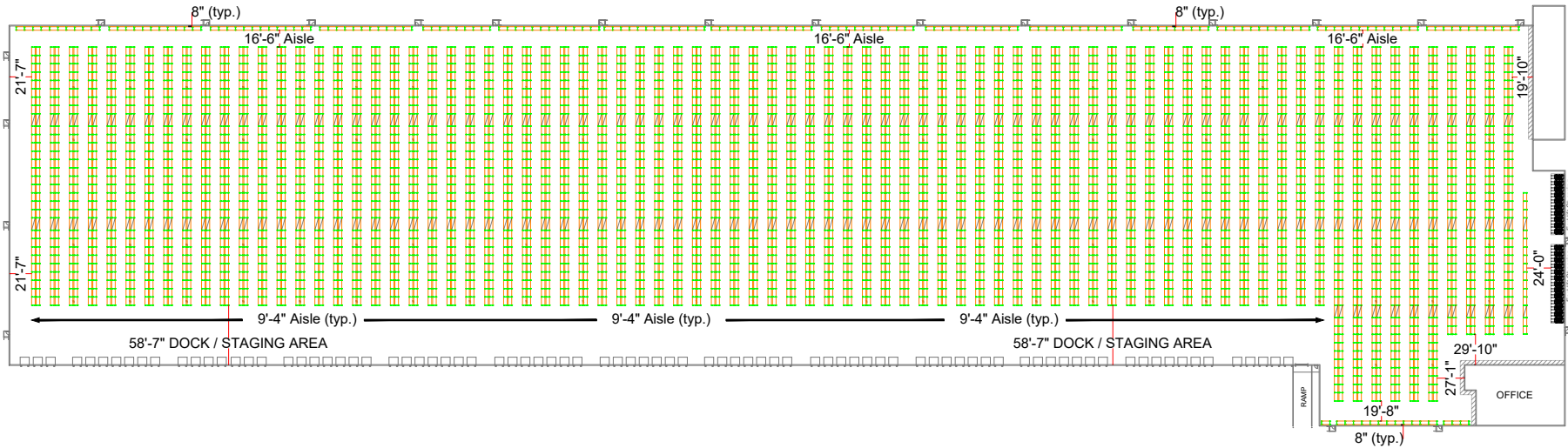


RACKING PLAN

bridgepointoakland.com | 5441 International Blvd | Oakland, CA



5441 International Blvd. Oakland, CA 94601 - 534,242 sq.ft.



36' vs 32' vs 28' CLEAR HEIGHT

Number of Bays	Pallet Height	Pallet Positions		
		36' Clr.	32' Clr.	28' Clr.
5,076	52"	71,064	60,912	50,760
	62"	60,912	50,760	40,608
	78"	50,760	40,608	30,456

KEVIN HATCHER
Senior Vice President
kevin.hatcher@cbre.com
Lic. 01495631
510 874 1939

ROBERT FERRARO
Executive Vice President
bob.ferraro@cbre.com
Lic. 00949584
510 874 1910

AUSTIN HINDER
First Vice President
austin.hinder@cbre.com
Lic. 01971678
510 874 1978

CONNER THOMAS
Vice President
cthomas@bridgeindustrial.com
Bridge Industrial
858 922 6200





Project Photos

KEVIN HATCHER
Senior Vice President
kevin.hatcher@cbre.com
Lic. 01495631
510 874 1939

ROBERT FERRARO
Executive Vice President
bob.ferraro@cbre.com
Lic. 00949584
510 874 1910

AUSTIN HINDER
First Vice President
austin.hinder@cbre.com
Lic. 01971678
510 874 1978

CONNER THOMAS
Vice President
cthomas@bridgeindustrial.com
Bridge Industrial
858 922 6200

OFFICE FLOOR PLAN

bridgepointoakland.com | 5441 International Blvd | Oakland, CA



First Floor Plan



T.I. ENLARGED FIRST FLOOR PLAN
FURNITURE IS FOR ILLUSTRATIVE PURPOSES ONLY

Mezzanine Floor Plan



T.I. ENLARGED MEZZ FLOOR PLAN
FURNITURE IS FOR ILLUSTRATIVE PURPOSES ONLY

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

KEVIN HATCHER

Senior Vice President
kevin.hatcher@cbre.com
Lic. 01495631
510 874 1939

ROBERT FERRARO

Executive Vice President
bob.ferraro@cbre.com
Lic. 00949584
510 874 1910

AUSTIN HINDER

First Vice President
austin.hinder@cbre.com
Lic. 01971678
510 874 1978

CONNER THOMAS

Vice President
cthomas@bridgeindustrial.com
Bridge Industrial
858 922 6200



72 MILLION+ SF WORLDWIDE

bridgepointoakland.com | 5441 International Blvd | Oakland, CA



Seattle

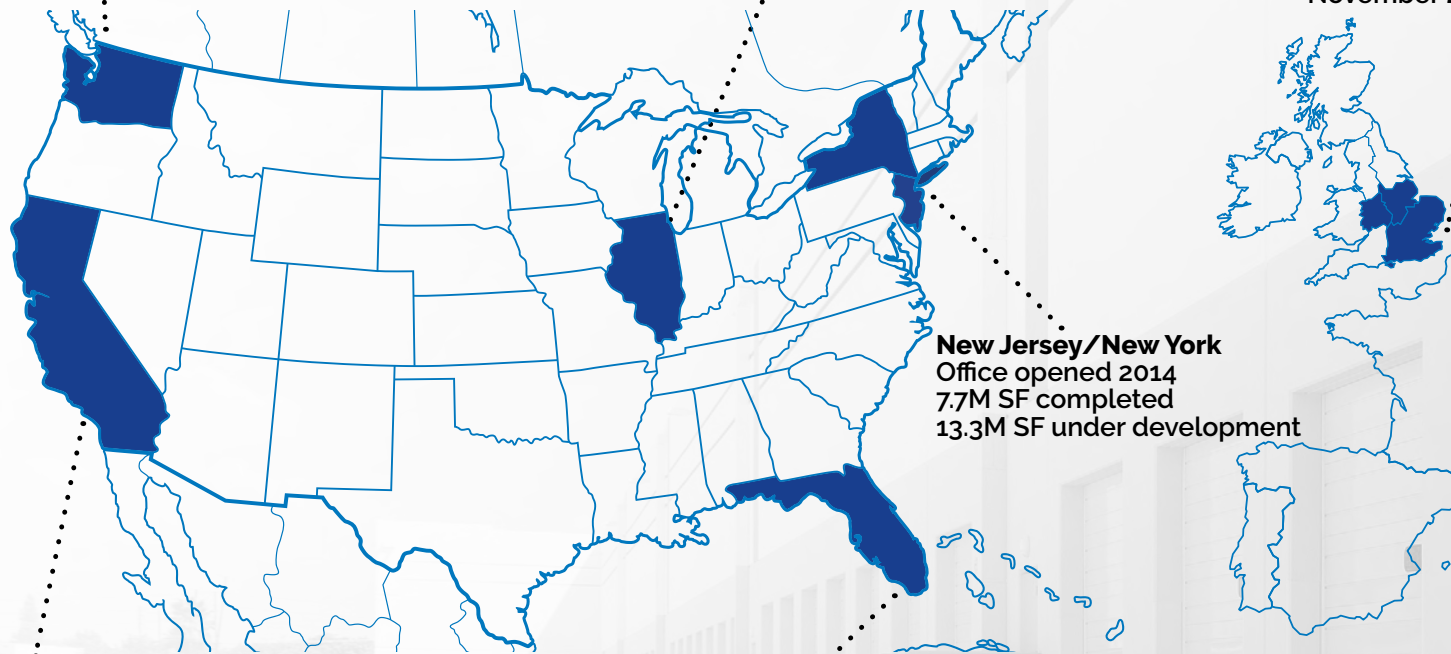
Office opened 2018
2.9M SF completed
6.6M SF under development

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

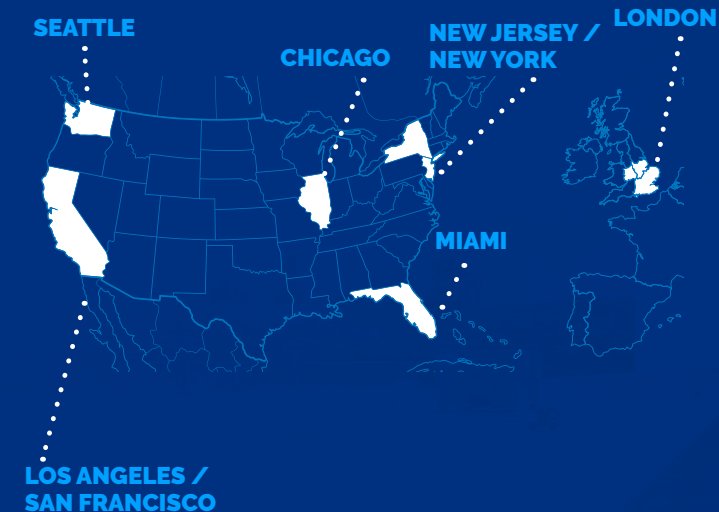
Bridge Industrial is a vertically integrated real estate operating company and investment manager focused on the development and acquisition of industrial properties in supply-constrained core markets in the U.S. and the U.K.

Bridge has successfully acquired/and or developed and sold more than **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.

72 MILLION+ SF WORLDWIDE

BRIDGE is a vertically integrated real estate operating company and investment manager focused on the **ACQUISITION** and **DEVELOPMENT** of **CLASS A INDUSTRIAL PROPERTIES** in supply-constrained **CORE** markets in the U.S. and the U.K.

Our people **EMBRACE COMPLEXITY** and execute with **CREATIVITY AND CERTAINTY**. The results of our expertise and efforts are exceptional investor returns on irreplaceable industrial assets.



AWARDS	
Industrial Project of the Year, NAIOP SoCal	2022
Industrial Development of the Year, Chicago Commercial Real Estate Awards	2021
Developer of the Year, NAIOP South Florida	2021, 2019, 2018, 2016
Developer of the Year, NAIOP Chicago	2021, 2019, 2015
Industrial Speculative Development of the Year, NAIOP Chicago	2021, 2020, 2019, 2018, 2017
New Good Neighbor, NJ Business & Industry Association	2021
Industrial Project of the Year - Multi-Tenant, Illinois Real Estate Journal	2021
Industrial Project of the Year, South Florida Business Journal	2020, 2018
Deal of the Year, NAIOP New Jersey	2020, 2018
Most Significant Industrial Transaction of the Year, Illinois Real Estate Journal	2019
Community Appearance Award, City of Fort Lauderdale	2019, 2018
Developer of the Year, Chicago Commercial Real Estate Awards	2018, 2015, 2011
Project of the Year, NAIOP South Florida	2017
Industrial Redevelopment of the Year, NAIOP Chicago	2015, 2014

HEADQUARTERS

444 W. Lake St., Chicago, IL 60606 | 312 683 7230