

BRIDGE POINT IRVINE

BridgePointIrvine.com | 1 Banting | Irvine, CA 92618



NEW INFILL DEVELOPMENT IRVINE SPECTRUM SUBMARKET

HIGHLIGHTS

- This property is comprised of three parcels (12.35 AC)
- Flexible zoning: light manufacturing / warehouse
- Ideal candidate for industrial manufacturing in Irvine, CA
- Fully built 5,283 SF of single story office space (turn-key)
- 23 Dock high doors, 32 trailer stalls and 199 auto stalls
- Close proximity to I-5/I-405/CA-133



THIS PROJECT IS REGISTERED WITH THE
CERTIFICATION GOAL OF LEED 60 PTS.

AVAILABLE SPACE

215,224 SF

OFFICE SIZE

5,283 SF

CLEAR HEIGHT

36'

LAND SIZE

12.35 Acres

POWER

4,000 Amps

DELIVERY DATE

Q3 2025

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**CUSHMAN &
WAKEFIELD**

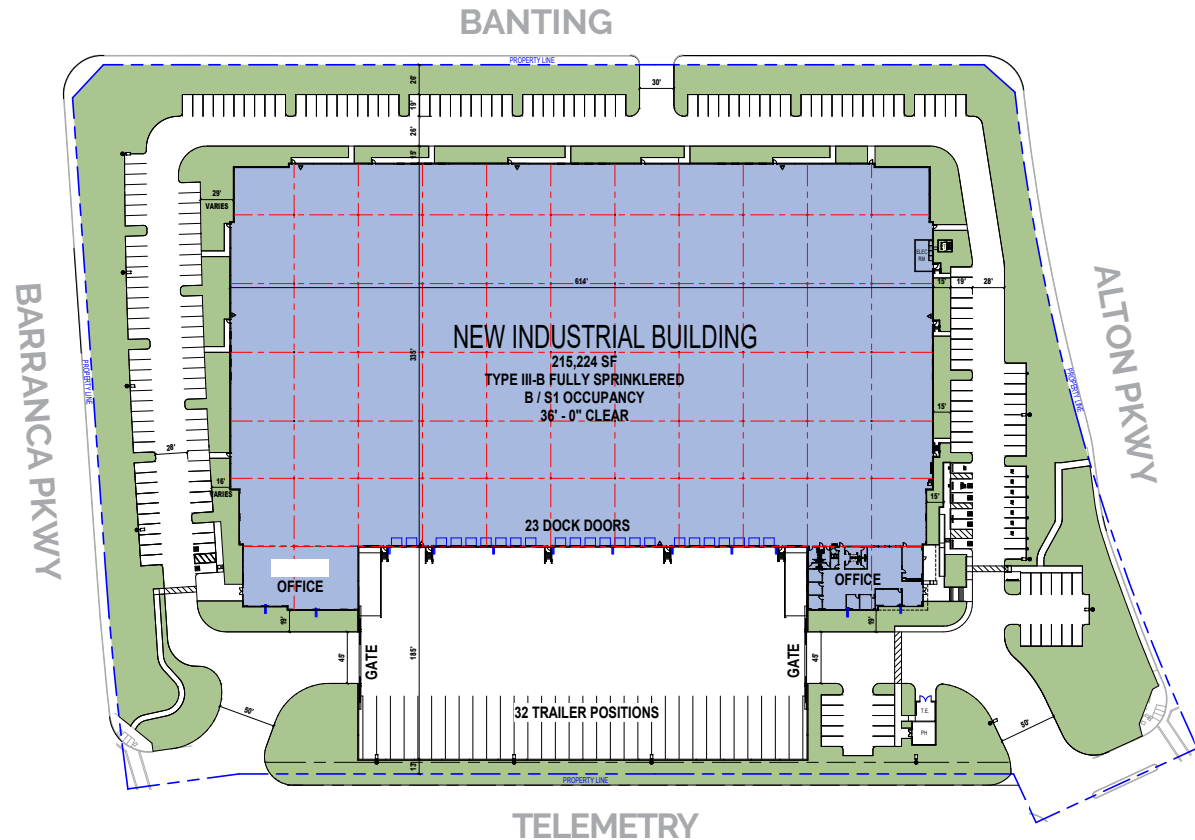
SITE PLAN AND BUILDING SPECIFICATIONS



BUILDING FEATURES

215,224 SF

Building Total Area:	215,224 SF
Clear Height:	36' 6" speed bay behind 1st column line
Column Spacing:	60' x 56' and 45' x 56' interior bays
Dock High Doors:	(23) 9'W x 10'H dock high doors – manual vertical lift
Power:	4,000 Amps
Grade Level Doors:	(2) 12'W x 14'H grade level door. manual chain hoist
Car Parking:	199 Auto Stalls
Trailer Parking:	32 Trailer positions.
Spec Office:	5,283 SF Single Story Office
Truck Court:	185'
Solar:	3.5 lb. misc load available
Skylights:	2.5% skylights across the warehouse
Warehouse Lighting:	LED lighting @ 20-foot candle at 30" A.F.F. with T24 required controls designed.
Fire System:	ESFR sprinkler, 25 psi system with K25 heads.
Amenities:	Electric conduits for gates Electrical for guard booths EV Chargers 9 installed - Electrical conduit for 26 future EV



5,283 SF

This detailed floor plan illustrates the layout of the Telemetry building. The plan includes the following rooms and dimensions:

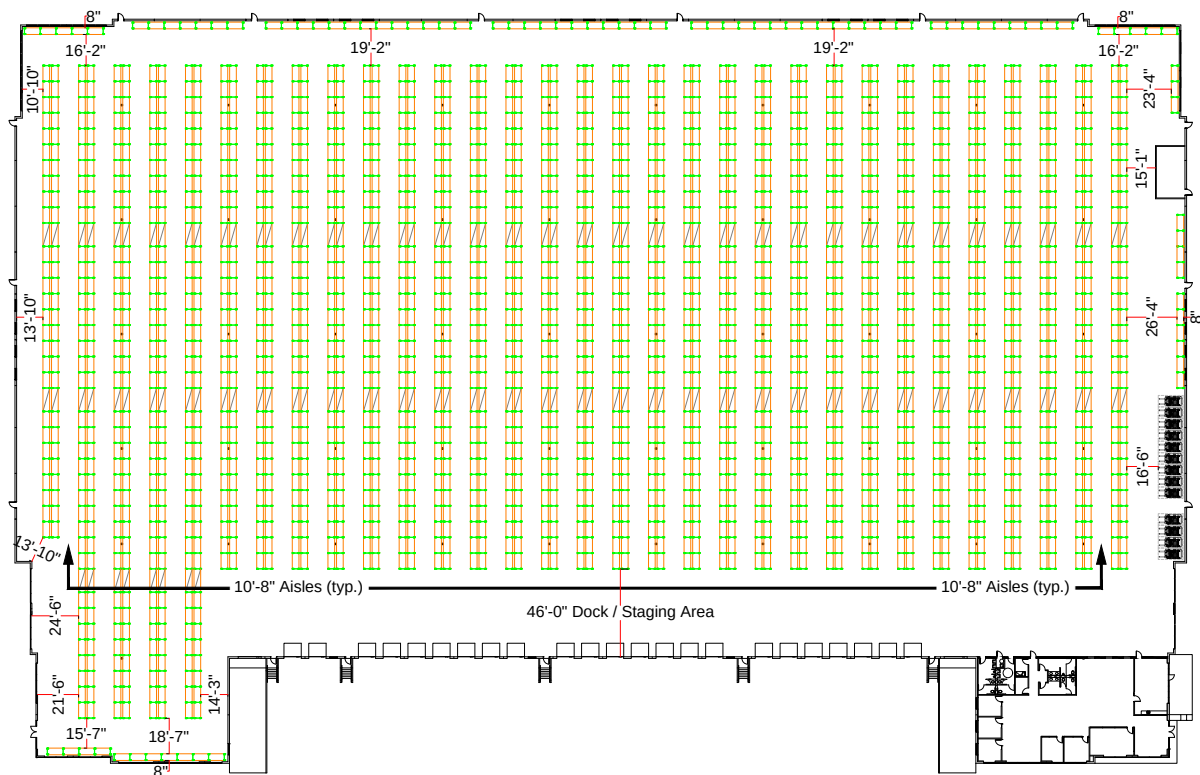
- Offices:**
 - Three offices on the left side, each measuring 11'-0" wide by 11'-0" deep.
 - Two smaller offices at the bottom, each measuring 12'-0" wide by 12'-0" deep.
- Common Areas:**
 - A large central open area measuring 30'-1" wide by 36'-0" deep.
 - A conference room measuring 24'-0" wide by 14'-4" deep.
 - A lobby measuring 20'-11" wide by 14'-0" deep.
 - A break room measuring 16'-0" wide by 29'-5" deep.
 - A shaded outdoor patio measuring 13'-0" wide by 28'-0" deep.
- Support Spaces:**
 - A janitor's closet (JANIT.) and a shower.
 - An information technology (I.T.) room.
 - A restroom area with multiple stalls.
- Exterior Features:**
 - A gate located to the right of the building.
 - A parking area with 32 trailer positions.
 - The building is situated adjacent to a large body of water labeled "TELEMETRY".

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.



WAREHOUSE

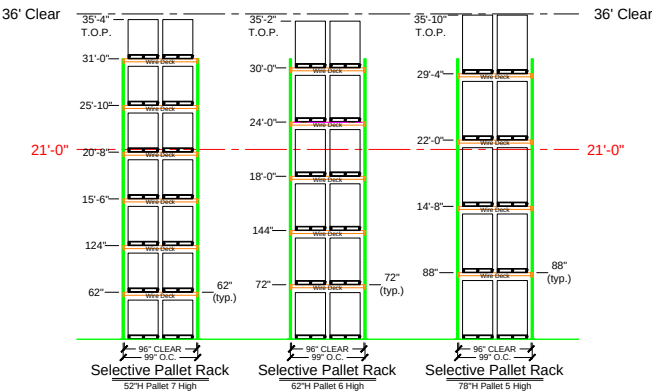
RACKING PLAN



36' CLEAR HEIGHT
215,294 SQFT

Number of Bays	Pallet Height	Pallet Positions
2,078	52"	28,300
	62"	24,012
	78"	20,120

The top beam level is limited to a height of 21'-0" for bays that are a part of single rows.



PROXIMITY MAP



TO INTERSTATE 5

<1 miles
<2 minutes

TO INTERSTATE 405

2 miles
4 minutes

TO JOHN WAYNE AIRPORT

7.8 miles
12 minutes

HIGHLIGHTS

- 1.5 Miles to Irvine Spectrum
- 27 Miles to Long Beach Airport
- 37 Miles to Port of Long Beach
- 38 Miles to Port of LA
- 46 Miles to LAX Airport



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AMENITIES



TO IRVINE BUSINESS CENTER

0.8 miles
<1 minutes

TO IRVINE SPECTRUM

1.5 miles
4 minutes

TO ALTON MARKETPLACE

1.5 miles
4 minutes

HIGHLIGHTS

- Neighboring Credit Tenants:
 - Canon Corporation
 - FedEx
 - Volcom
 - Alcon
 - Maruchan
 - Toyota



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BRIDGE

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RENDERING

 **BRIDGE**

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 **CUSHMAN &
WAKEFIELD**

BRIDGE SOCIAL TRACK RECORD



CALIFORNIA

Track Record

ACRES ACQUIRED

680

BUILDINGS DEVELOPED

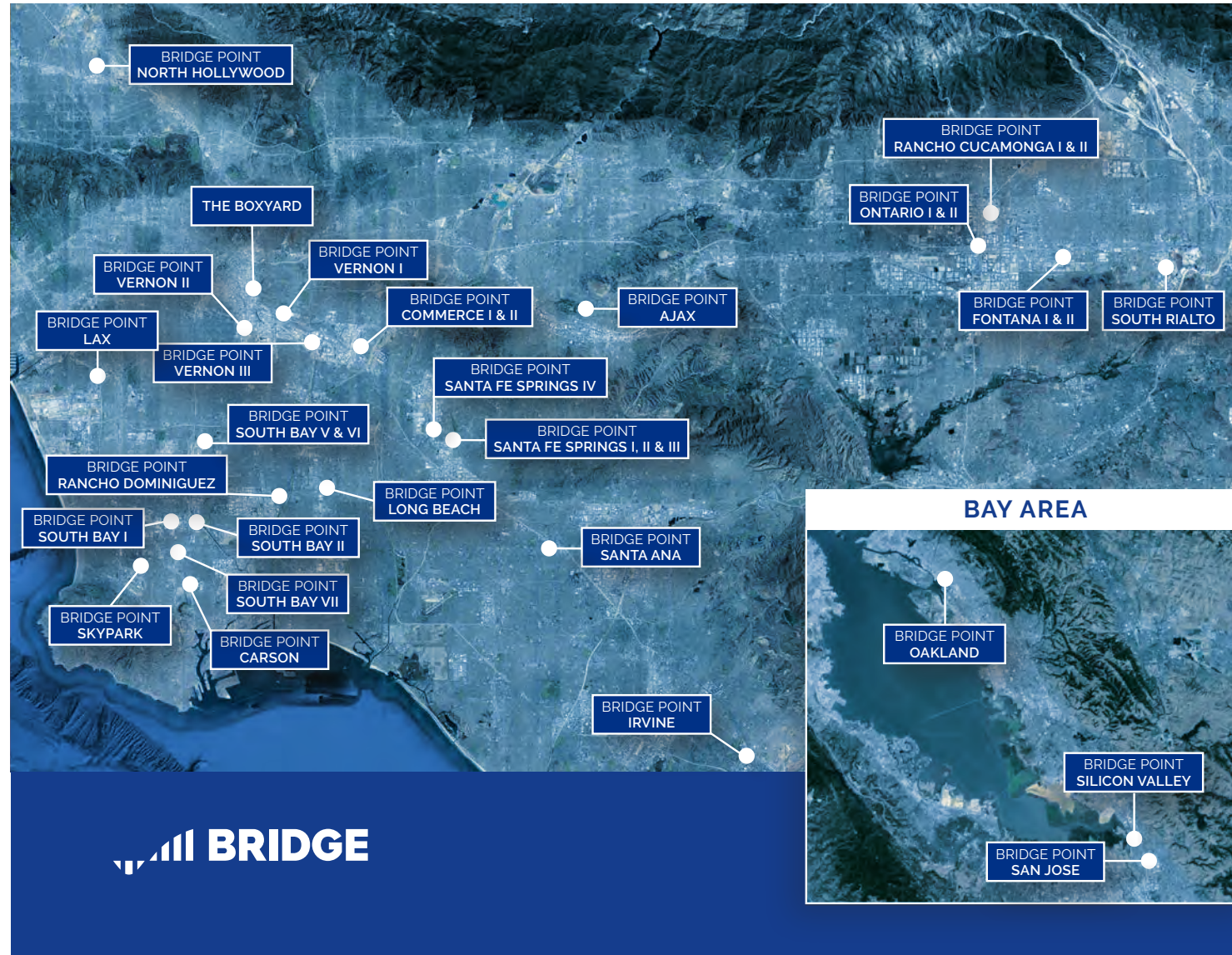
50

BILLION GAV

\$3.5

DEVELOPED OR UNDER
CONSTRUCTION

+11.75M SF



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ABOUT BRIDGE INDUSTRIAL



74 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			
Developer of the Year, NAIOP SoCal	2023	Developer of the Year, NAIOP South Florida	2023, 2021, 2019, 2018, 2016
Green Lease Leader with Gold	2023	Developer of the Year, NAIOP	2021, 2019, 2015
New Good Neighbor, NJ Business & Industry Association	2023, 2021	Industrial Redevelopment of the Year, Multi-Tenant, Illinois RE Journal	2021
BOMA TOBY Awards, Miami & Southern Region	2023, 2022	Deal of the Year, NAIOP New Jersey	2020, 2018
Industrial Speculative Development of the Year, NAIOP Chicago	2022, 2021, 2020, 2019, 2018, 2017	Most Significant Industrial Transaction of the Year, Illinois RE Journal	2019
Industrial Project of the Year, South Florida Business Journal	2022, 2020, 2018	Community Appearance Award, City of Fort Lauderdale	2019, 2018
Industrial Impact Award, United Way of Northern New Jersey	2022	Developer of the Year, Chicago Commercial Real Estate Awards	2018, 2015, 2011
Industrial Project of the Year, NAIOP SoCal	2024, 2022	Project of the Year, NAIOP South Florida	2017
Industrial Development of the Year, Chicago Commercial REAwards	2021	Industrial Redevelopment of the Year, NAIOP	2015, 2014
Industrial TOBY Award Pacific Northwest Region	2024	Deal of the Year, San Francisco Business Journal	2024
Industrial TOBY Award Pacific Northwest Region	2023		