BRIDGE POINT COMMERCE II

www.bridgepointcommerce.com | 7421 Slauson Ave | 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 to Interstate 5
- A modern design with 32' clear height, 8 dock high positions, and 59 parking spaces
- A strategic logistics location 4 miles to yards 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
57,411 SF

PROPERTY SIZE
2.94 Acres

OFFICE SPACE
±10,296 SF, 2-story

CLEAR HEIGHT
32'

DH / GL
8 DH | 1 GL

SPRINKLER SYSTEM
ESFR

PARKING
59

DELIVERY DATE
Q1 2024

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SITE PLAN

BRIDGE

BUILDING

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
- LED Warehouse Lighting
- Skylights: 2.5%
- Total Parking Spaces: 59
- Total Trailer Parking Spaces: 8

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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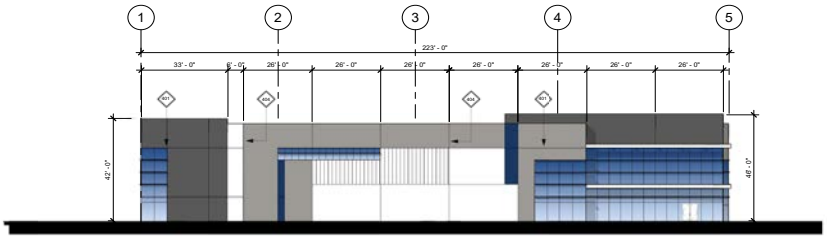
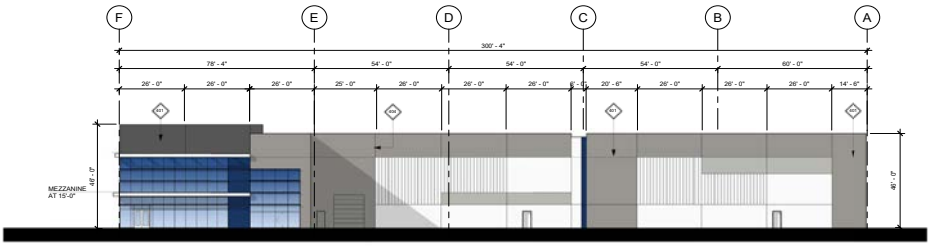
RENDERINGS

BRIDGE

SOUTHEAST CORNER STREET VIEW



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION

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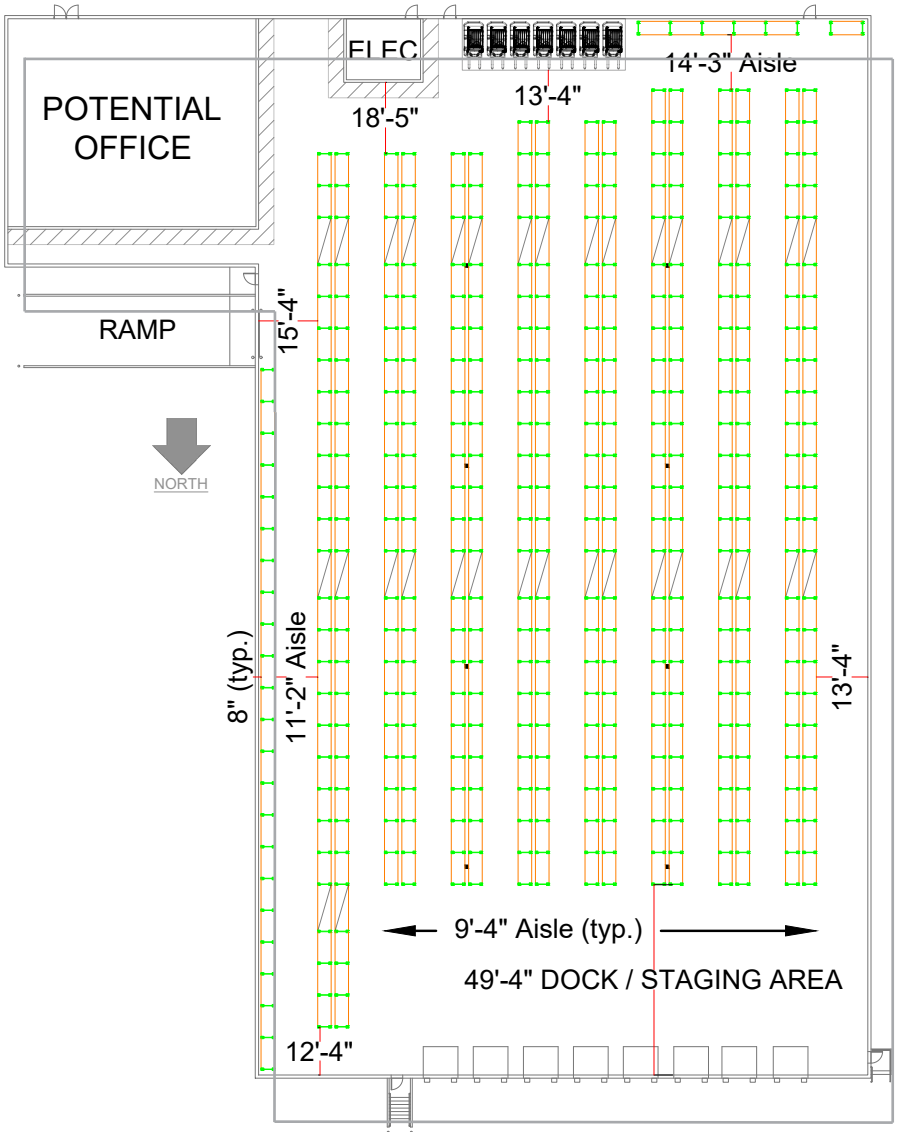
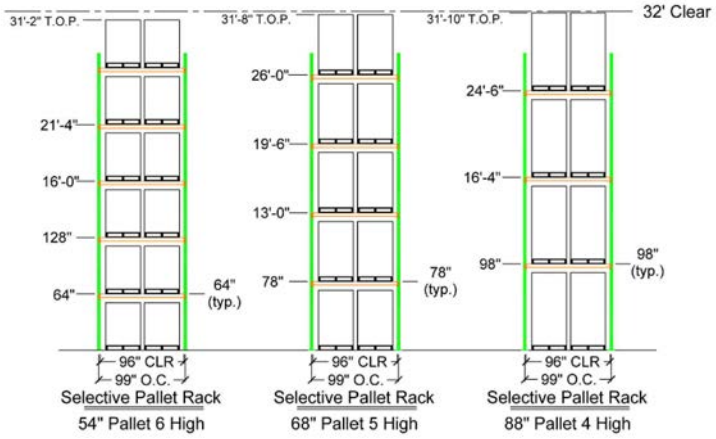
RACKING PLAN

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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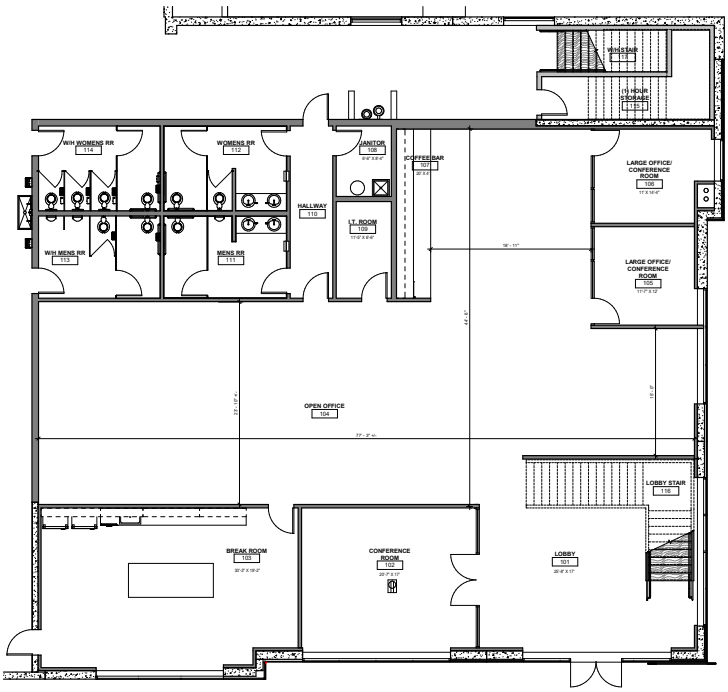
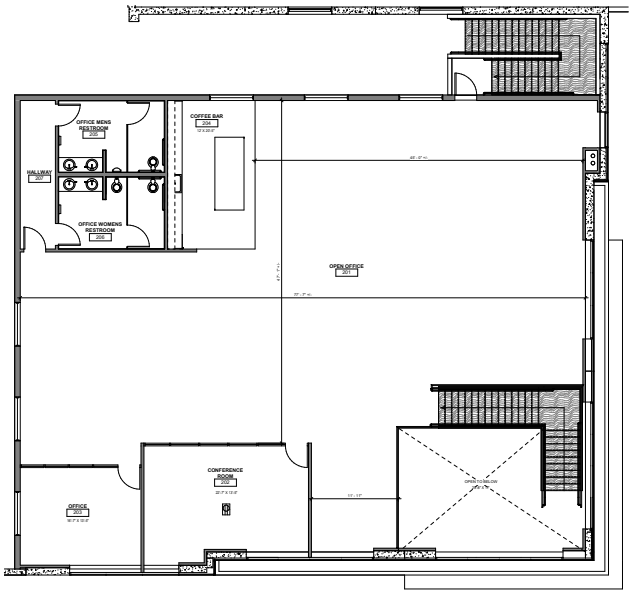
OFFICE PLAN

BRIDGE

FIRST FLOOR OFFICE SPACE PLAN



MEZZANINE OFFICE SPACE PLAN



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BUILDING II SPECIFICATION SUMMARY

BRIDGE

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)	32'
COLUMN SPACING (FT)	52' x 52'
BUILDING DEPTH (FT)	300'
TRUCK COURT DEPTH (FT)	135'
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' | 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

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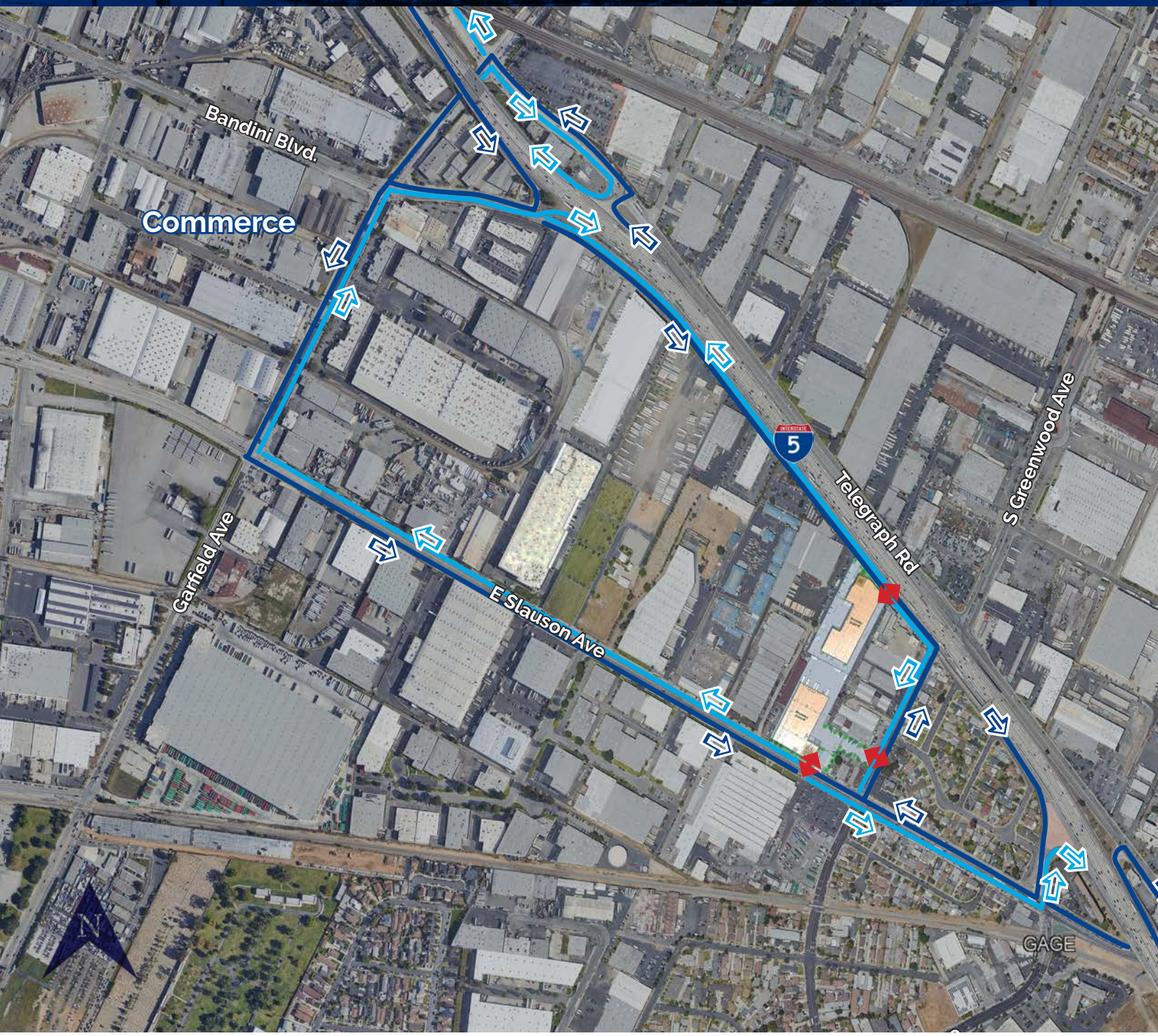
STRATEGIC LOCATION

BRIDGE



Ingress

Egress

Property Ingress/Egress

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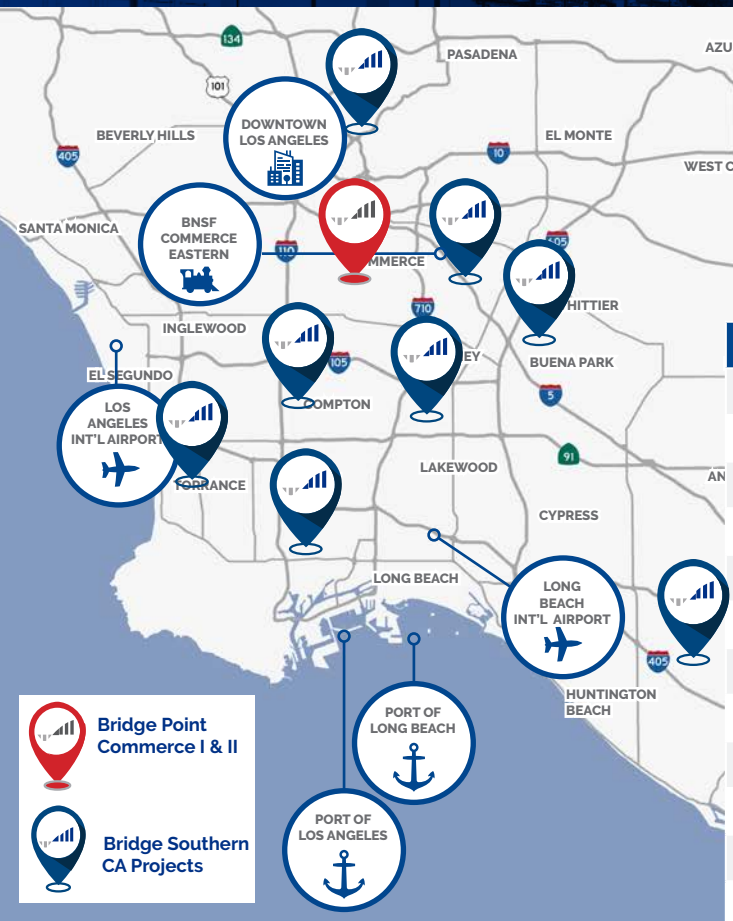
DISTANCE MAP AND NEIGHBORS

BRIDGE



DISTANCE FROM SUBJECT PROPERTY

5 Freeway	0.5 MILE
710 Freeway	3 MILES
605 Freeway	4 MILES
60 Freeway	5 MILES
105 Freeway	7 MILES
Port of Long Beach	21 MILES
Port of Los Angeles	22 MILES
Downtown Los Angeles	12 MILES
Los Angeles Int'l Airport	24 MILES
Long Beach Int'l Airport	20 MILES
Ontario Int'l Airport	40 MILES
BNSF Commerce Eastern	1 MILE

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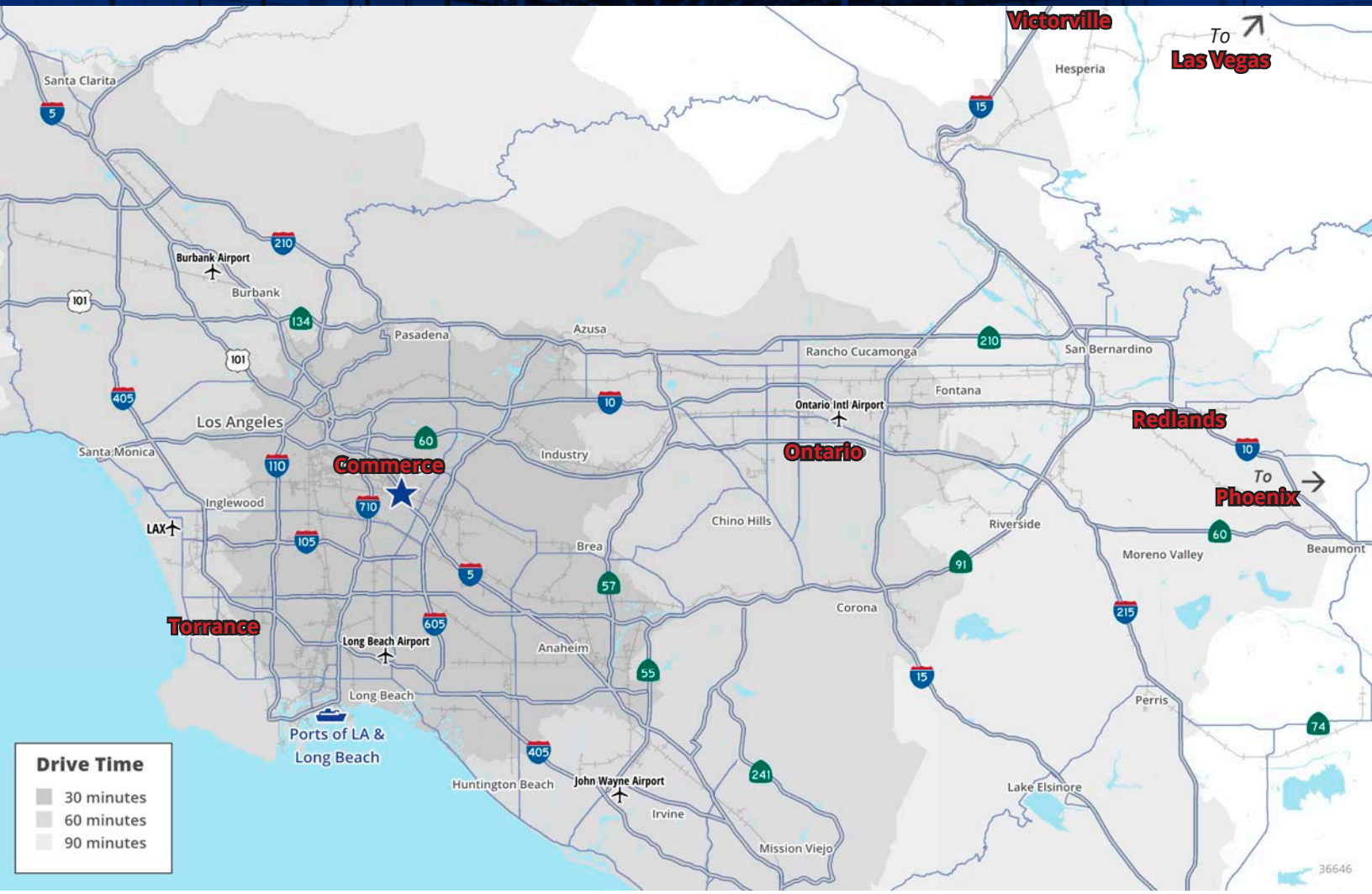
REGIONAL MAP / DRAYAGE RATE COMPARISON CHART

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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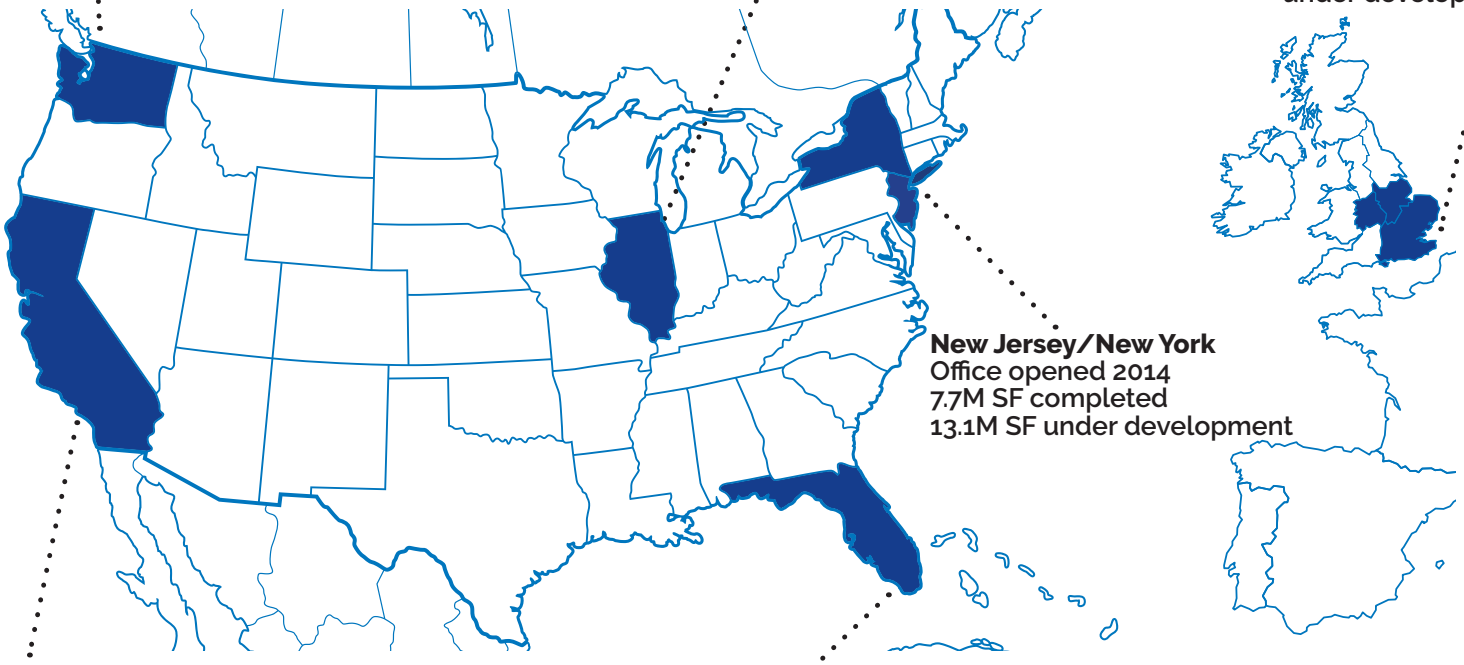
BRIDGE | 72 MILLION+ SF WORLDWIDE

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



New Jersey/New York
Office opened 2014
7.7M SF completed
13.1M 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

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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