BRIDGE POINT SOUTH BAY VI

BRIDGE

www.bridgepointsouthbayvvi.com | 159 East Rosecrans Avenue | Unincorporated Los Angeles

▶ TENANT READY FOR OCCUPANCY

NEW INFILL DEVELOPMENT

SOUTH BAY SUBMARKET

Centrally located to Ports of Los Angeles and Long Beach, Los Angeles International Airport, and Downtown Los Angeles.

AVAILABLE SPACE	CLEAR HEIGHT
107,733 SF	32'
OFFICE SPACE	**DOCK HIGH POSITIONS**
10,000 SF	14

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BUILDING VI SPECS AND SITE PLAN

BRIDGE

BUILDING VI

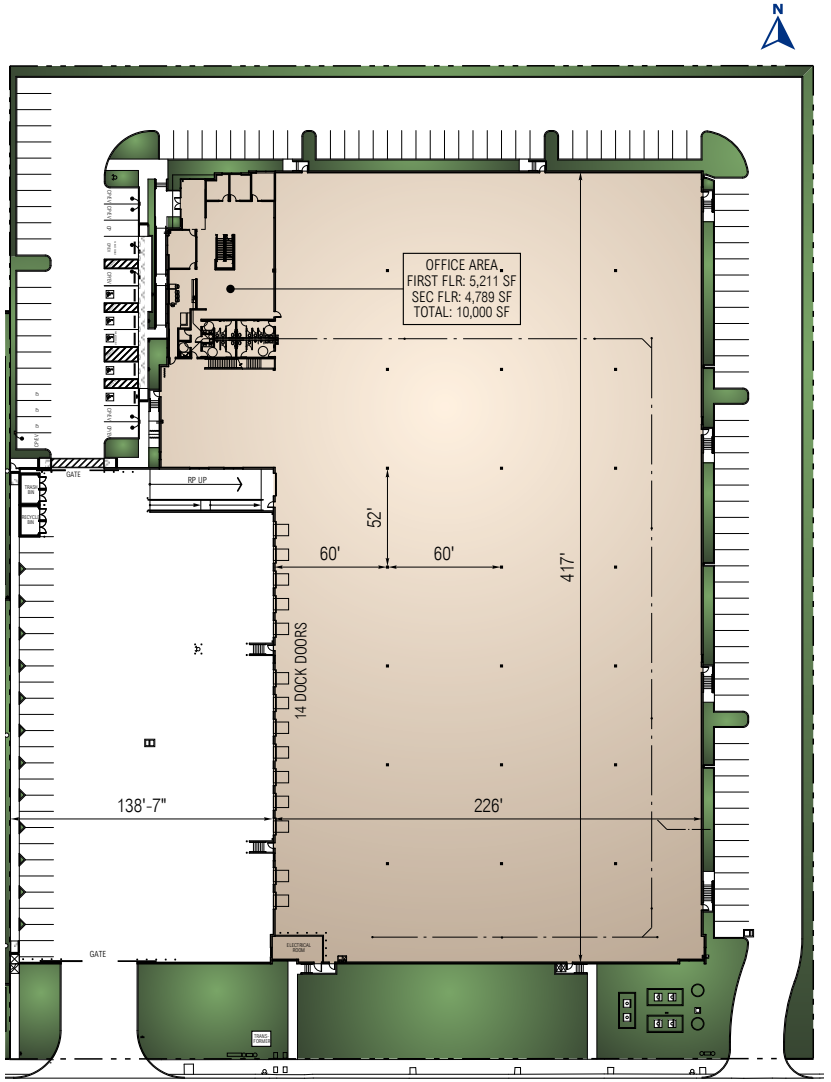
Specifications

- Size: 107,733 SF
- Site Area: 5.06 Acres
- Spec Office: 10,000 SF
  (Including 4,789 SF of mezzanine)
- Clear Height: 32'
- Exterior Docks: 14 (9'W x 10'H)
  - 7 Pit-Style Levelers (40,000 lb capacity)
  - 7 EOD Levelers (30,000 lb capacity)
- Drive-in Doors: 1 (12'W x 15'H)
- Power: 2,000 Amps
- Car Parking: 141
- Sprinkler: ESFR K-25 Heads
- Truck Court: 138'-7"
- 20' Candle LED Warehouse Lighting
- 7" floor slab, 4,000 PSI
- Column Spacing: 60'x0" x 52'x0"

ENHANCED

Features

- Class A Design
- Brand New Construction
- Contemporary Architectural Features
- Clerestory Glass
- Premium Interior & Exterior Finishes
- Extensive Landscaping
- Corner location off of two major thoroughfares
- Flexible open office design



ROSECRANS AVENUE

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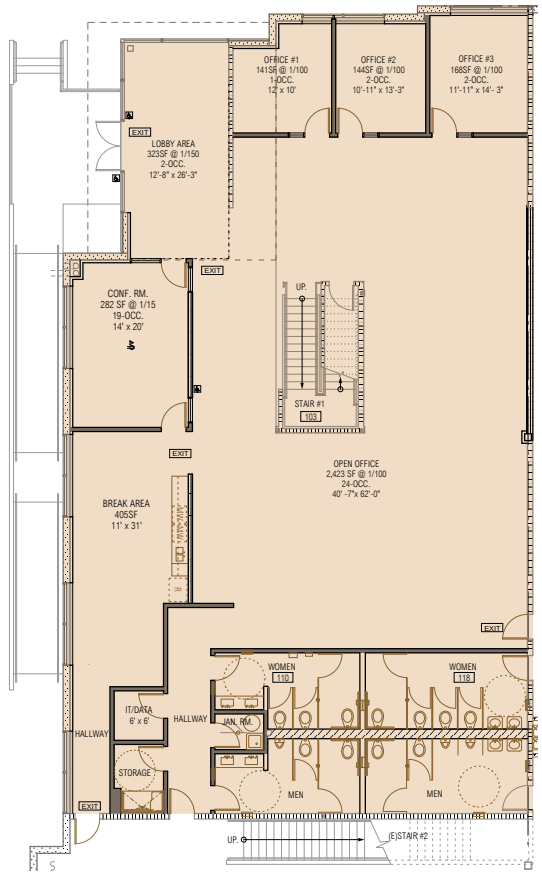
BUILDING VI OFFICE FLOOR PLAN

BRIDGE

OFFICE FLOOR PLAN

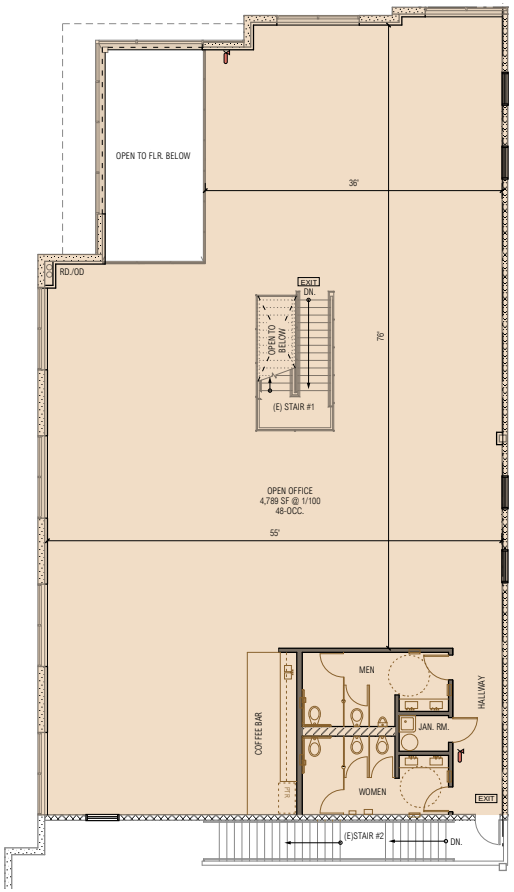
Ground Floor



GROUND FLOOR
5,211 SF

OFFICE FLOOR PLAN

Second Floor



SECOND FLOOR
4,789 SF

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OFFICE & WAREHOUSE INTERIOR

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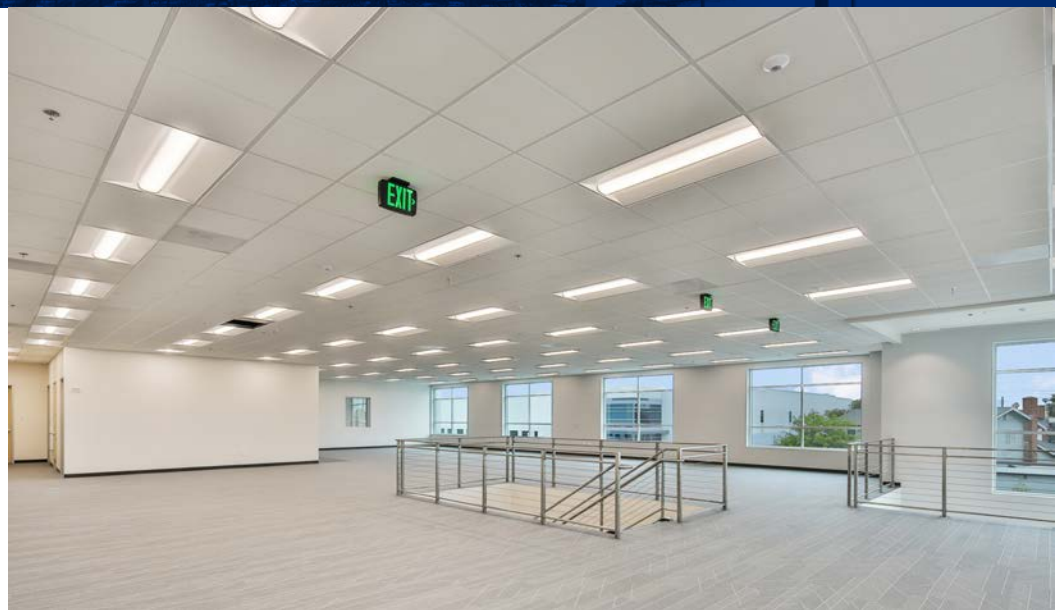

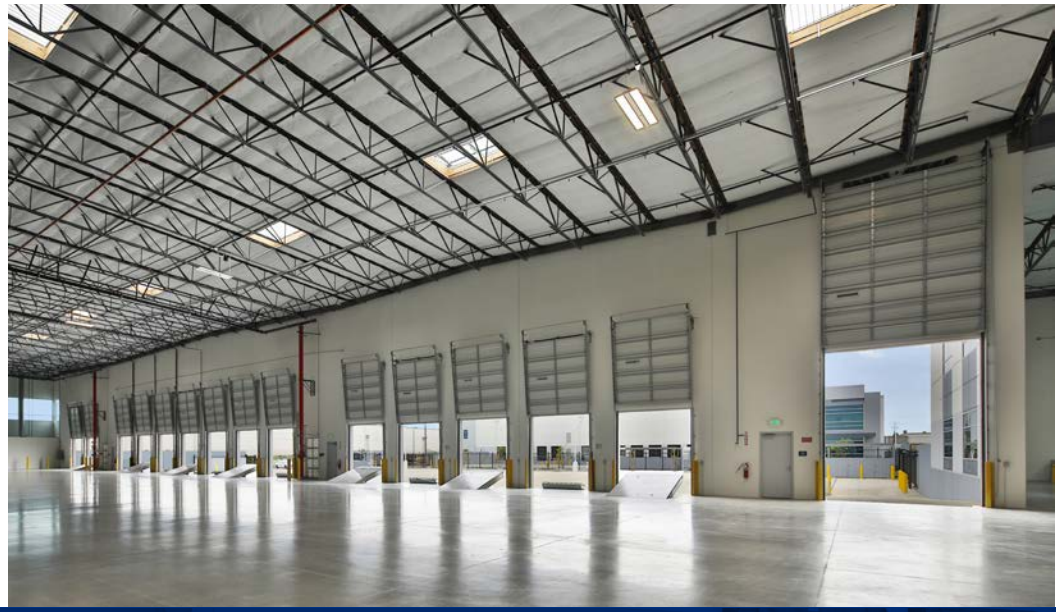

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RACKING PLAN

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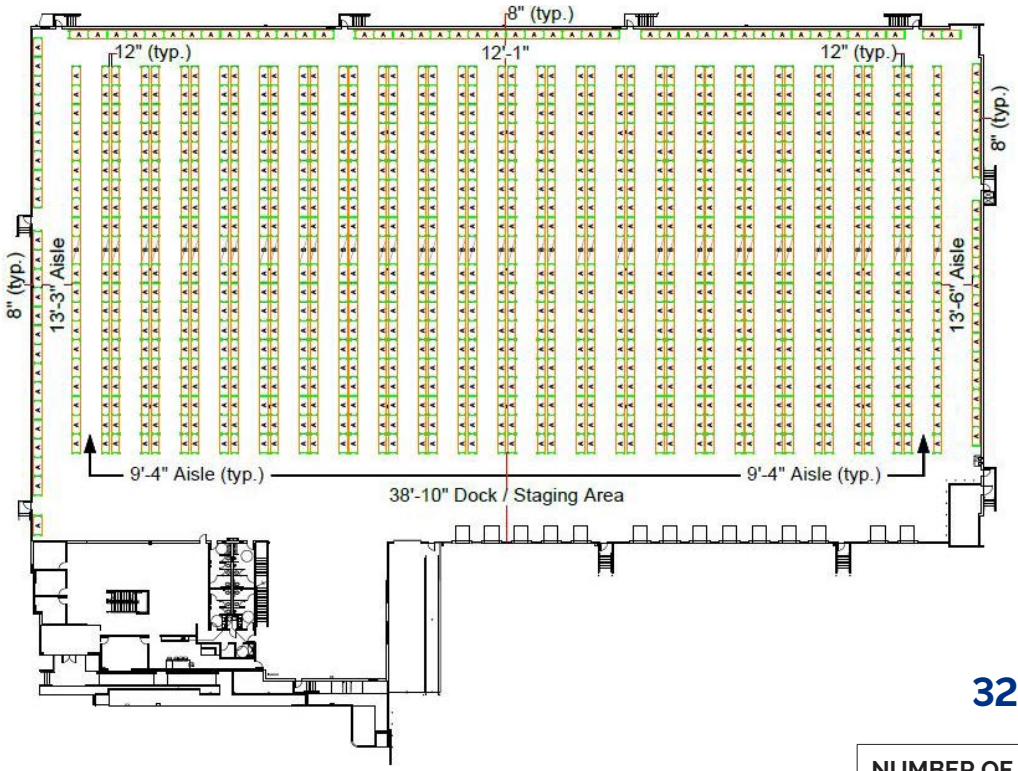
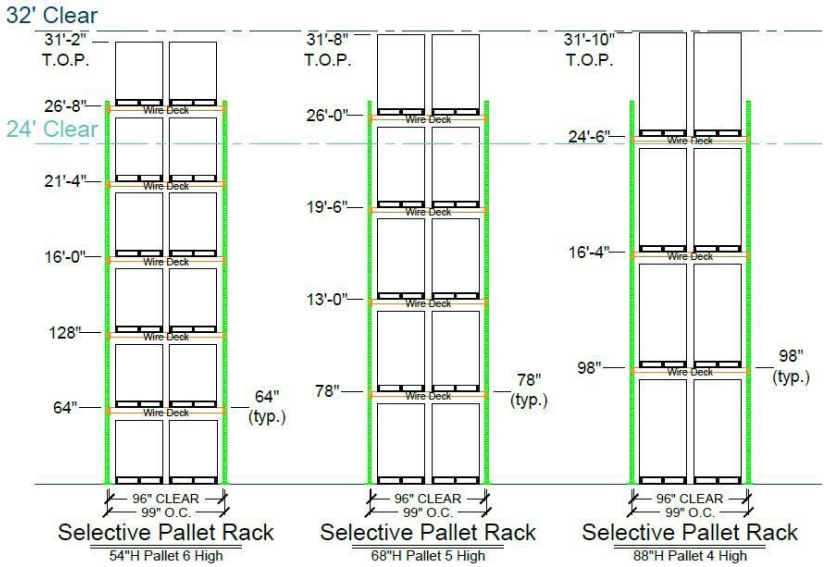
A building with a 32' clear height is able to store 50% more 54" tall pallets than a building with the same footprint but with a 24' clear height.





32' Clear Height

NUMBER OF BAYS	PALLET HEIGHT	PALLET POSITIONS
967	54"	11,472
	68"	9,626
	88"	7,648

24' Clear Height

NUMBER OF BAYS	PALLET HEIGHT	PALLET POSITIONS
967	54"	7,648
	68"	5,670
	88"	5,670

CATALINA INTEGRATIVE SOLUTIONS

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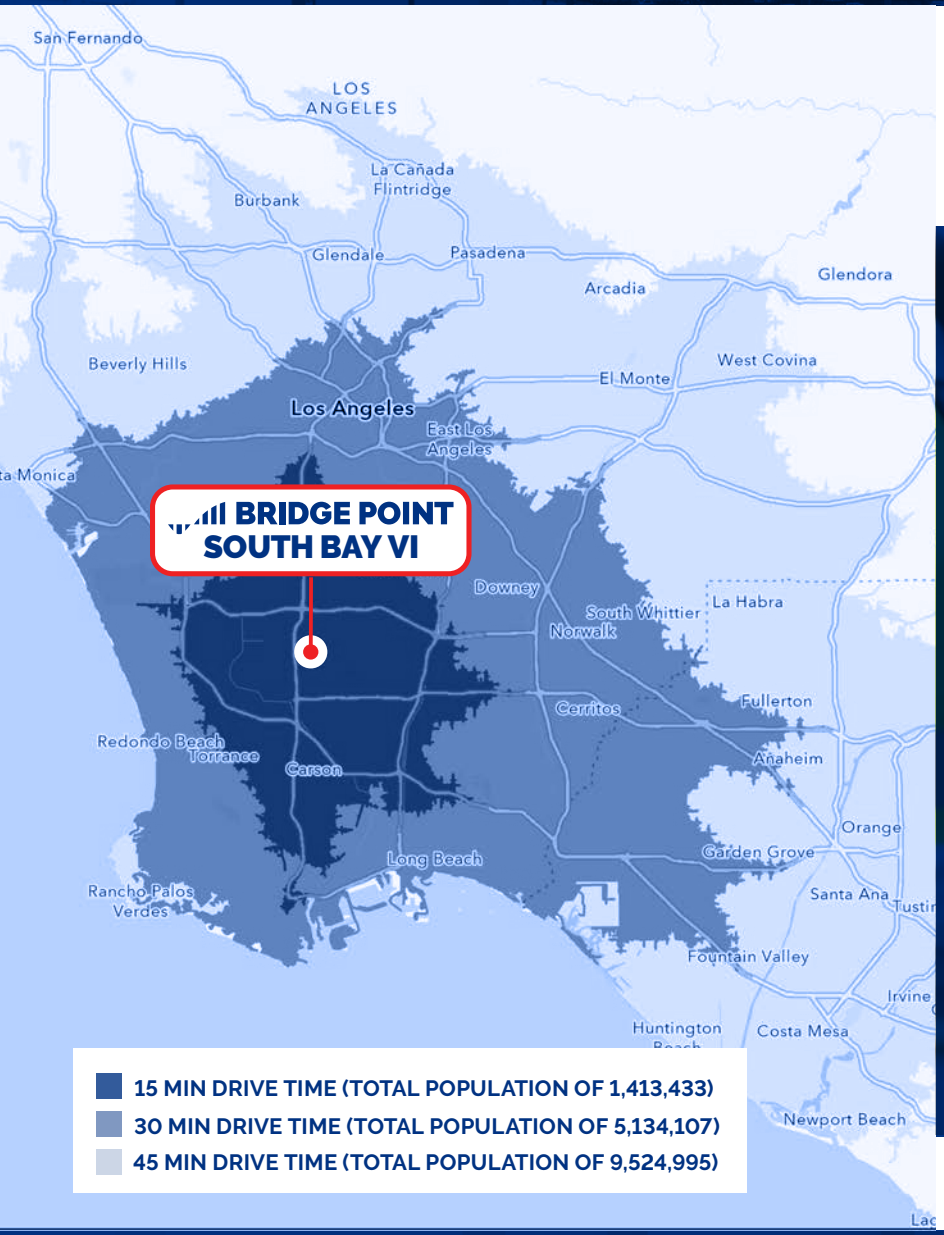
TALENT TO **MOVE** YOUR PRODUCT

BRIDGE



2023 Labor Demographics

WITHIN 30-MINUTE DRIVETIME

Proximate to Los Angeles County's deep labor pool of warehouse and transportation workers.

WAREHOUSE LABOR

241,228
Jobs

213,405
Resident Workers

$18.55
Median Hourly Earnings

$21.45
Avg. Hourly Earnings

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2023 Consumer Demographics

30-MINUTE DRIVETIME FROM PROPERTY

5,134,107
Total Population

1,709,666
Total Households

$75,510
Median Household Income

640,049
Household Income $100,000 or greater

$750,568
Median Home Value

$60,437
Median Disposable Income

1,747,983
Spent $500+ on Internet Orders Last 12 Month

1,269,564
Generation Z Population (Born 1999 to 2016)

1,407,965
Millennial Population (Born 1981 to 1998)

971,240
Generation X Population (Born 1965 to 1980)

823,634
Baby Boomer Population (Born 1946 to 1964)

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CORPORATE NEIGHBORS

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Driving Distances

TO CITIES

Downtown Los Angeles	12.5 miles

TO AIRPORTS

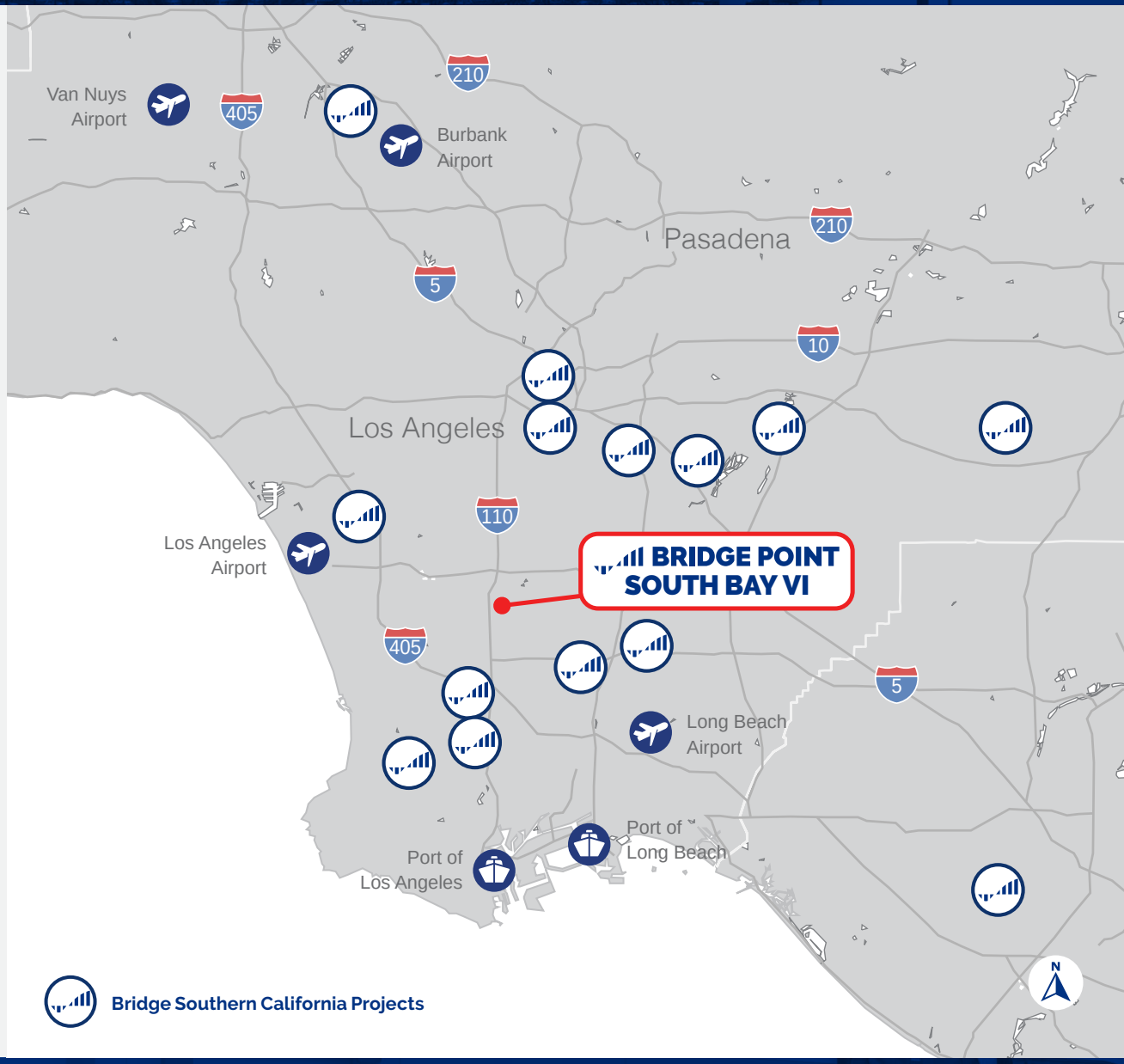
Los Angeles Airport	12 miles
Long Beach Airport	15 miles
Ontario Airport	50 miles

TO PORTS

Port of Long Beach	16.2 miles
Port of Los Angeles	15 miles

TO FREEWAYS

110 Freeway	0.7 miles
91 Freeway	2 miles
105 Freeway	3 miles
405 Freeway	3.5 miles
710 Freeway	5 miles



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TRANSPORTATION ACCESS

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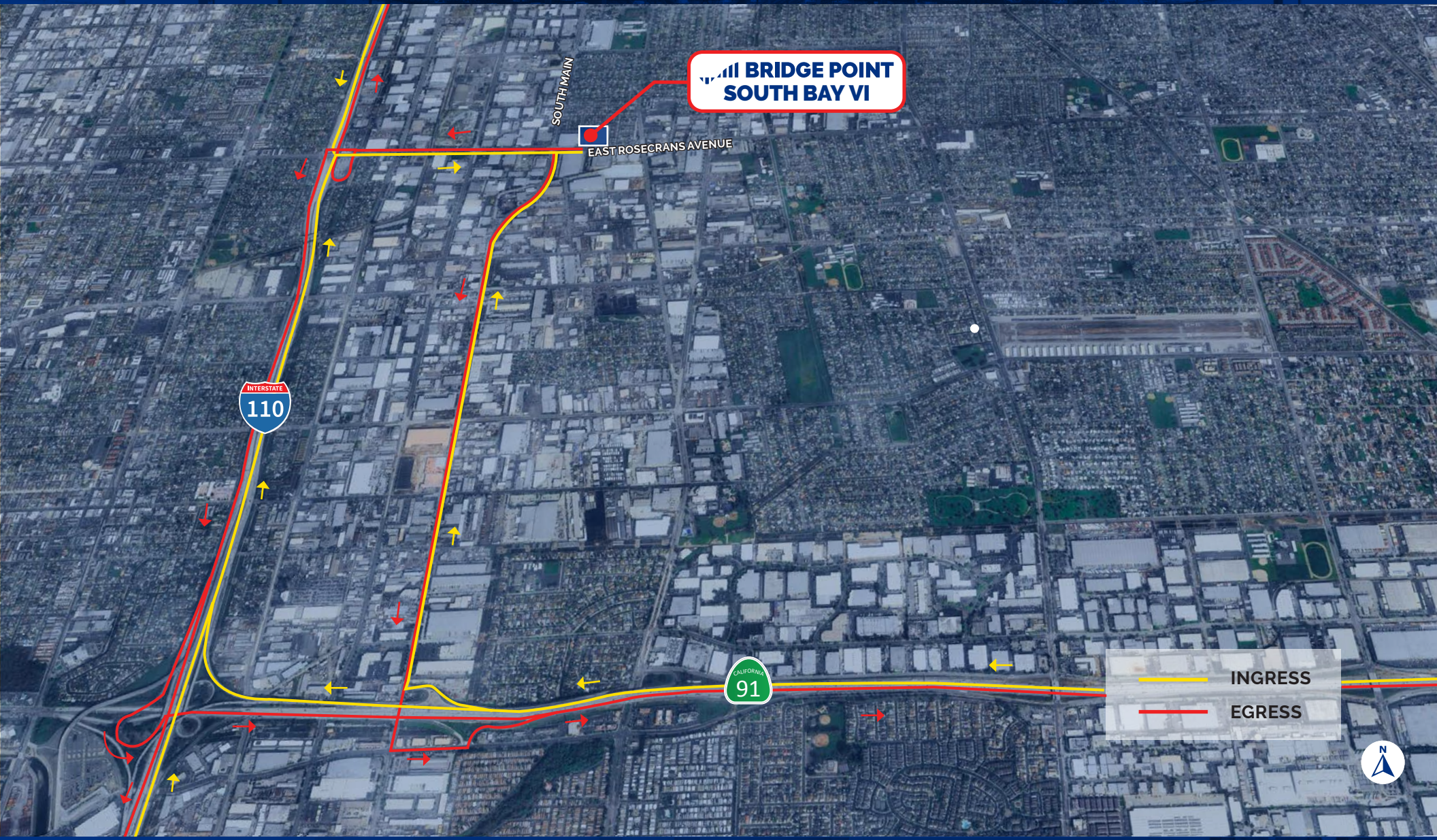

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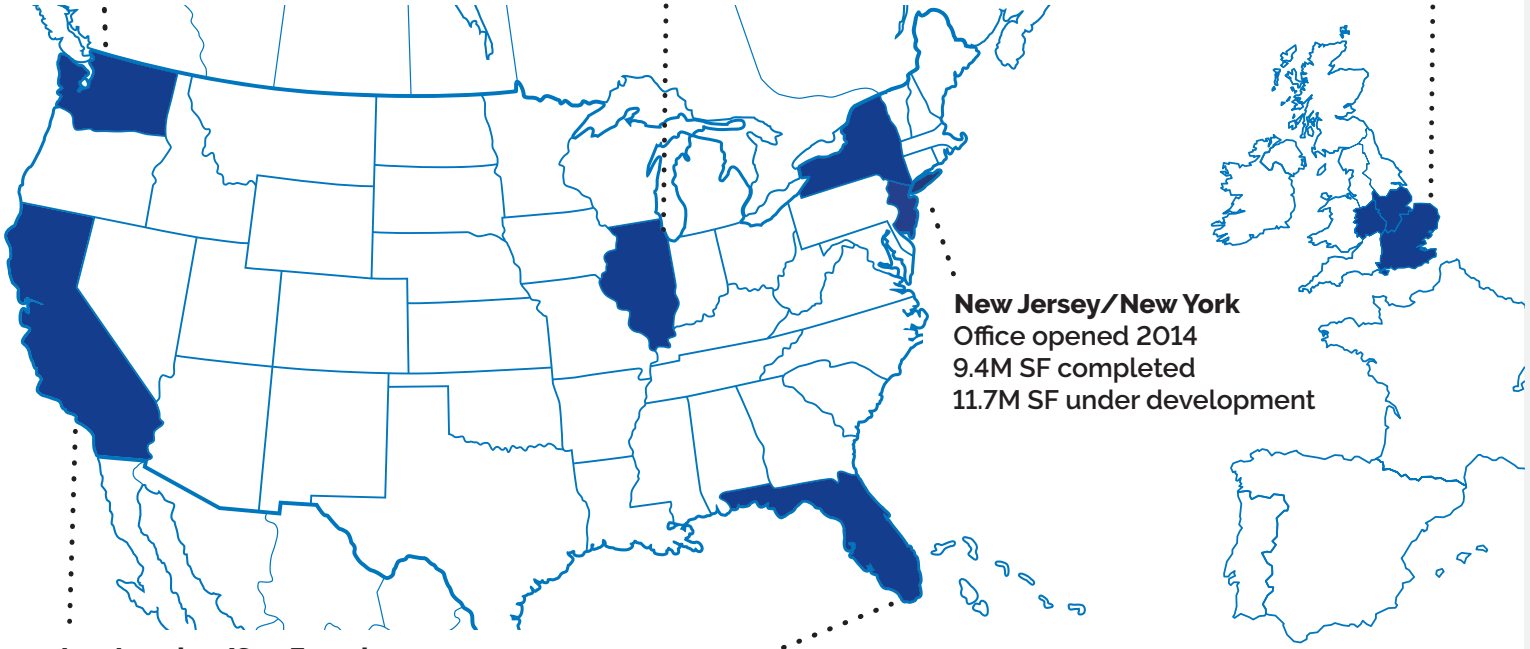
BRIDGE 74 MILLION+ SF WORLDWIDE

Seattle
Office opened 2018
3.1M SF completed
6.4M SF under development

Chicago
Office opened 2000
16.9M SF completed
4.5M SF under development

London
760,000+ SF
under development



New Jersey/New York
Office opened 2014
9.4M SF completed
11.7M SF under development

Los Angeles/San Francisco
Office opened 2015
4.5M SF completed
4.8M SF under development

Miami
Office opened 2012
5.9M SF completed
5.5M 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 **74 million square feet** of state-of-the-art, institutional quality industrial buildings and projects valued at over **$15.8 billion** since inception in Chicago, Miami, New Jersey/New York, Los Angeles/San Francisco, Seattle, and London.

HEADQUARTERS
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