

# BRIDGE POINT SOUTH BAY VII

FOR LEASE



[www.bridgepointsouthbayvii.com](http://www.bridgepointsouthbayvii.com) | 1355 Sepulveda Blvd | Los Angeles [Torrance P.O.] CA



## IMMEDIATE DELIVERY

# NEW INFILL DEVELOPMENT SOUTH BAY SUBMARKET

### HIGHLIGHTS

- State-of-the-Art, High Image Distribution Warehouse with Major Sepulveda Boulevard Frontage & Visibility
- Excellent Just in Time and Last Mile E-Commerce Opportunity
- 3.5 Miles (10 Mins.) to Ports of Los Angeles and Long Beach
- Immediate Access to I-110; 3.1 Miles to I-405; 5.4 Miles to I-710
- Two-Story High Image Office Space Expandable to 9,644 Sq. Ft.
- Fenced and Secure 135' Truck Court with Yard Area
- 21 Dock High Doors; 1 Ground Level Door

### AVAILABLE SPACE

**174,211 SF**

### LAND SIZE

**7.4 Acres**

### DELIVERY DATE

**Available Now**

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## BUILDING

### Characteristics

- Two-Story Office: 9,644 SF
- Property Size: 7.4 acres
- Column Spacing: 52' x 60'
- Dock-High Doors: 21
- Ground-Level Doors: 1
- Clear Height: 32'
- ESFR Sprinkler System (K-25)
- Power: 2,000 amps
- Skylights: 2.5%
- Total Parking Spaces: 189

## ENHANCED

### Features

- Class A Design
- Brand New Construction
- Contemporary Architectural Features
- Clerestory Glass
- Premium Interior and Exterior Finishes
- Extensive Landscaping



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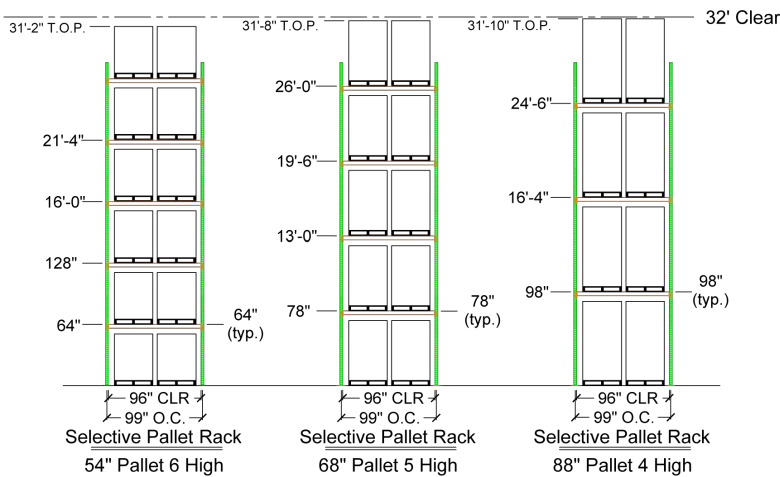
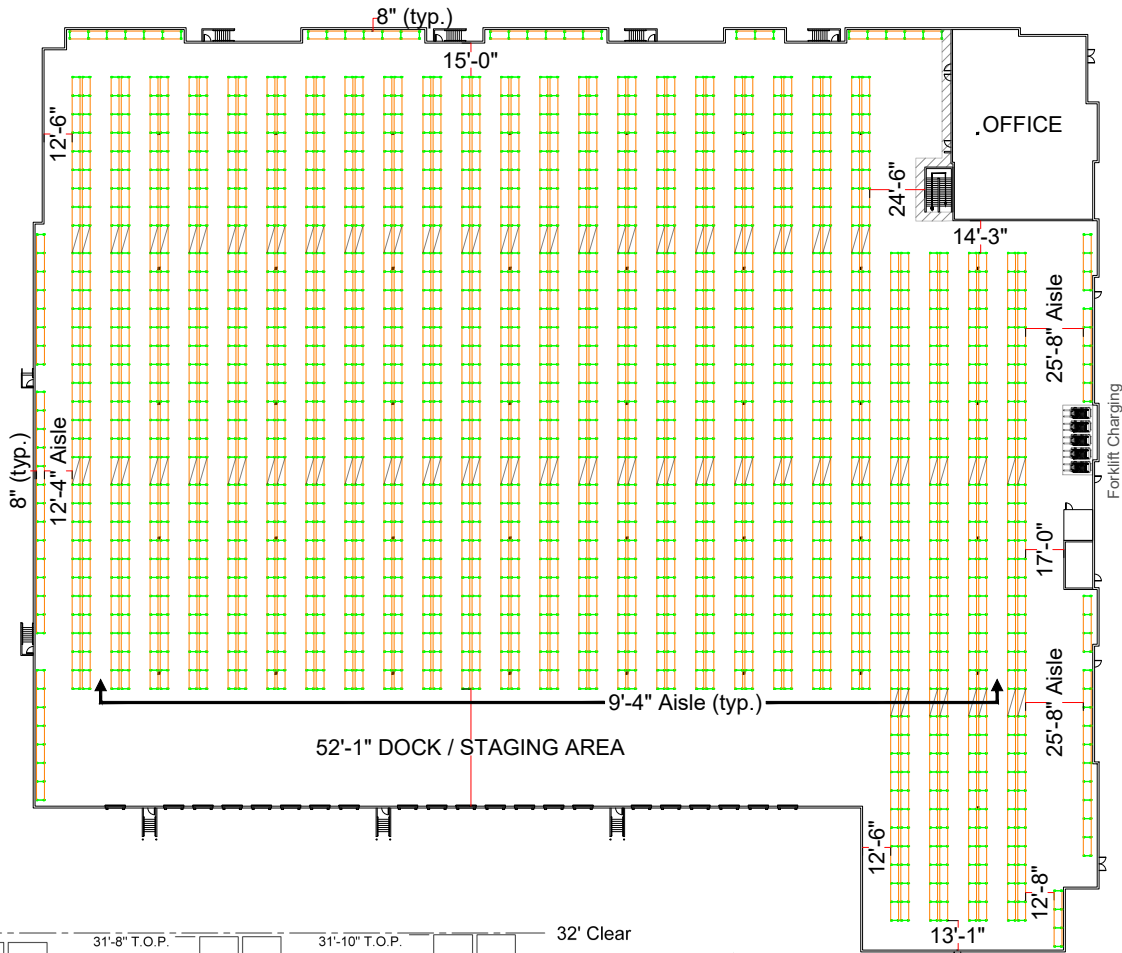
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<b>ADDRESS</b>	1355 Sepulveda Blvd, Los Angeles (Torrance P.O.) 90501
<b>CONSTRUCTION</b>	Concrete Tilt-Up
<b>TOTAL BUILDING NRA (SQ FT)</b>	174,211
<b>BUILDING FOOTPRINT (SQ FT)</b>	169,211
<b>TOTAL OFFICE AREA (SQ FT)</b>	9,644
<b>GROUND LEVEL OFFICE (SQ FT)</b>	4,686
<b>MEZZANINE OFFICE (SQ FT)</b>	4,958
<b>LAND ACRES</b>	7.4
<b>AUTO PARKING STALLS</b>	189
<b>DOCK HIGH DOORS</b>	21
<b>GRADE LEVEL DOORS</b>	1
<b>CLEAR HEIGHT (FT)</b>	32'
<b>COLUMN SPACING (FT)</b>	52' x 60'
<b>BUILDING DEPTH (FT)</b>	347'
<b>TRUCK COURT DEPTH (FT)</b>	135'
<b>FIRE PROTECTION</b>	ESFR K-25
<b>ROOFING</b>	Class A, 4-Ply Build Up
<b>SKYLIGHTS</b>	2.5% total roof area smoke hatch and skylights, smoke hatch calc per code
<b>WAREHOUSE SLAB</b>	6" thick, 4,000 PSI
<b>LOADING DOORS</b>	9' x 10' sectional overhead with vision glazing
<b>LIGHTING</b>	LED
<b>INSULATION</b>	White Scrim Foil
<b>ELECTRICAL</b>	2,000 Amps
<b>PAVING</b>	Concrete paving throughout
<b>PAINTING</b>	Exterior & Interior Warehouse Coatings
<b>MECHANICAL</b>	1 Air Change/Hr.
<b>YARD</b>	100% concrete, gated and fenced with two points of ingress/egress off Sepulveda Blvd.

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# POTENTIAL RACKING PLAN



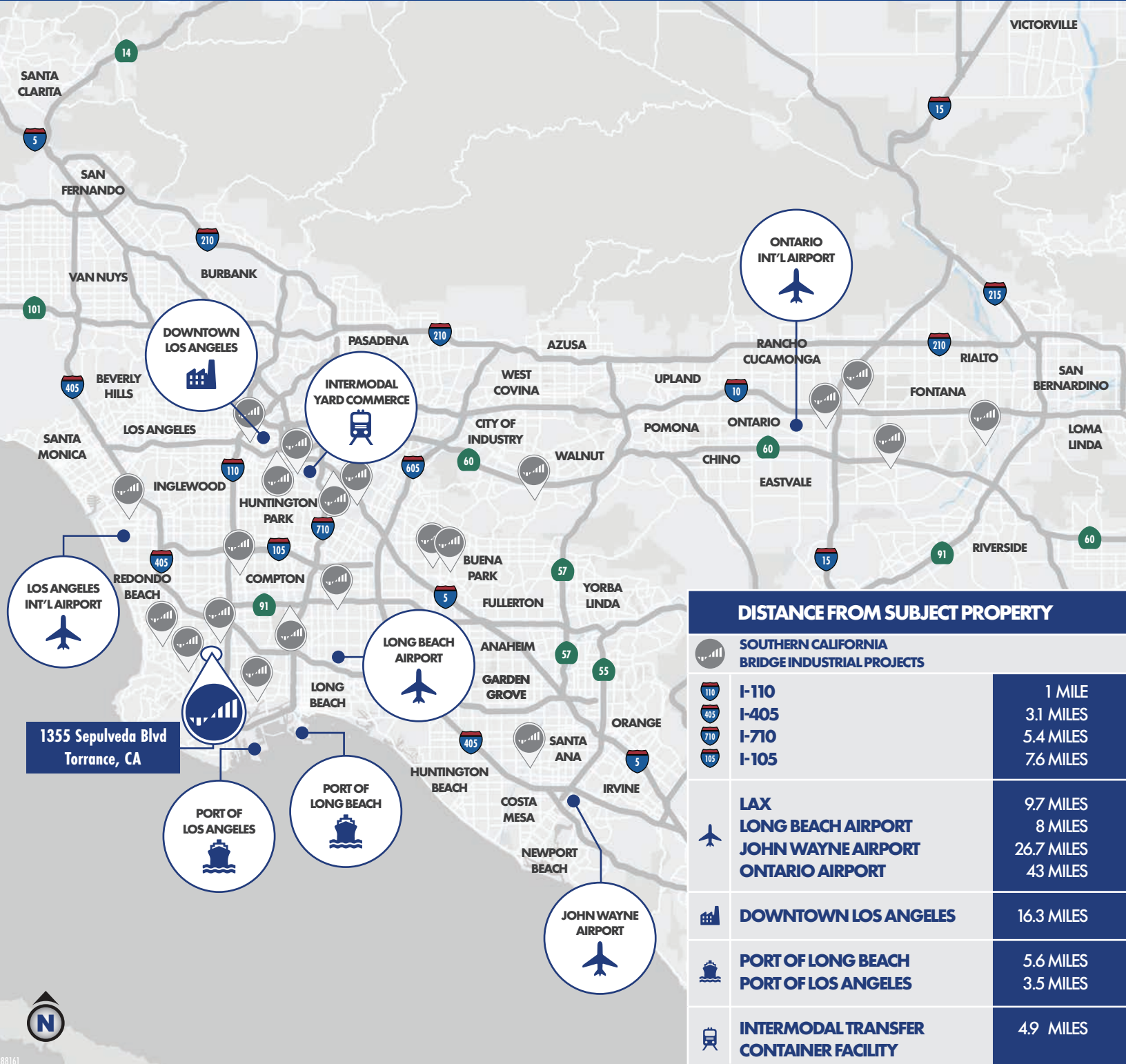
Number of Bays	Pallet Height	Pallet Positions
1,700	54"	20,100
	68"	16,900
	88"	13,400

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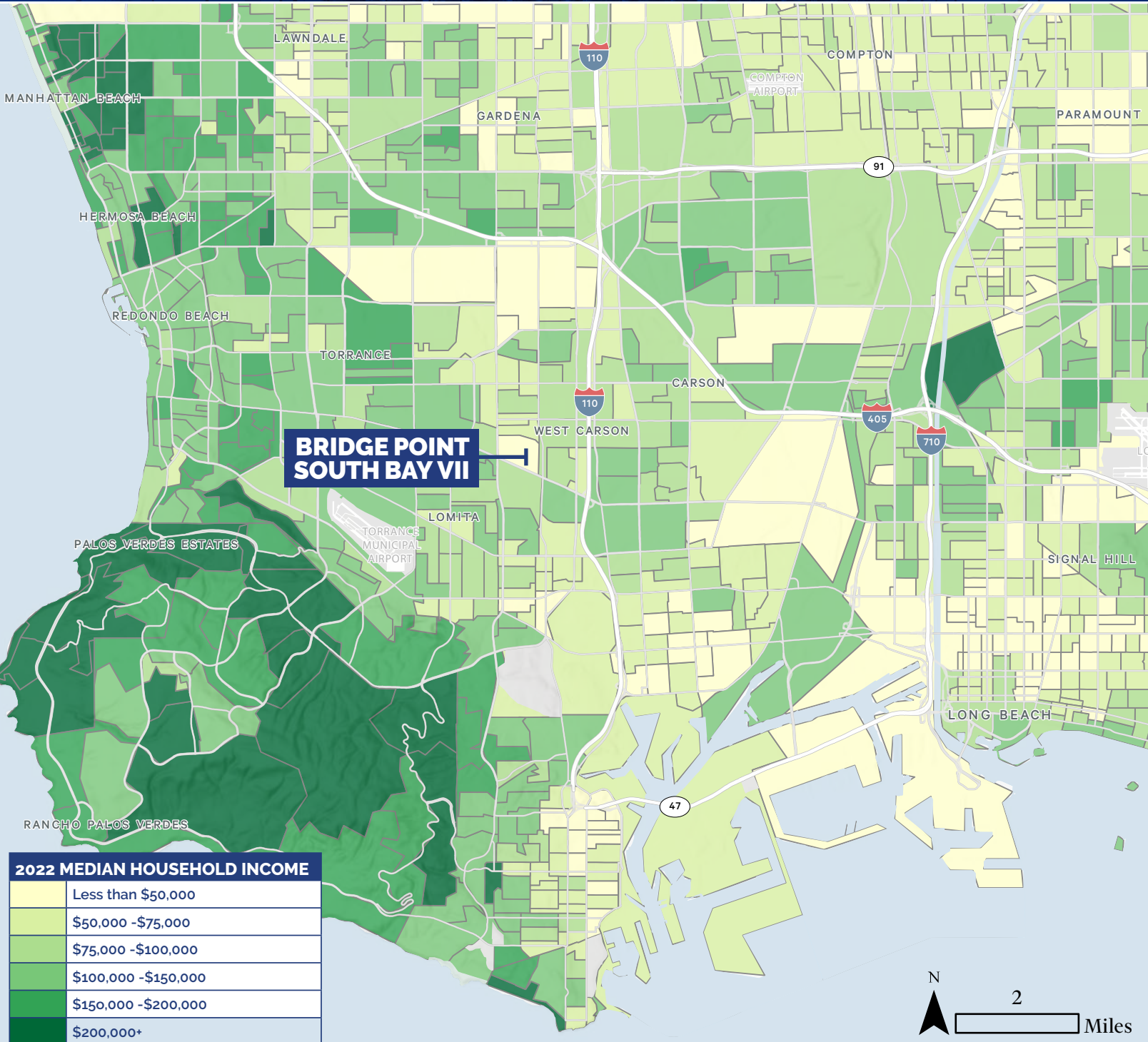




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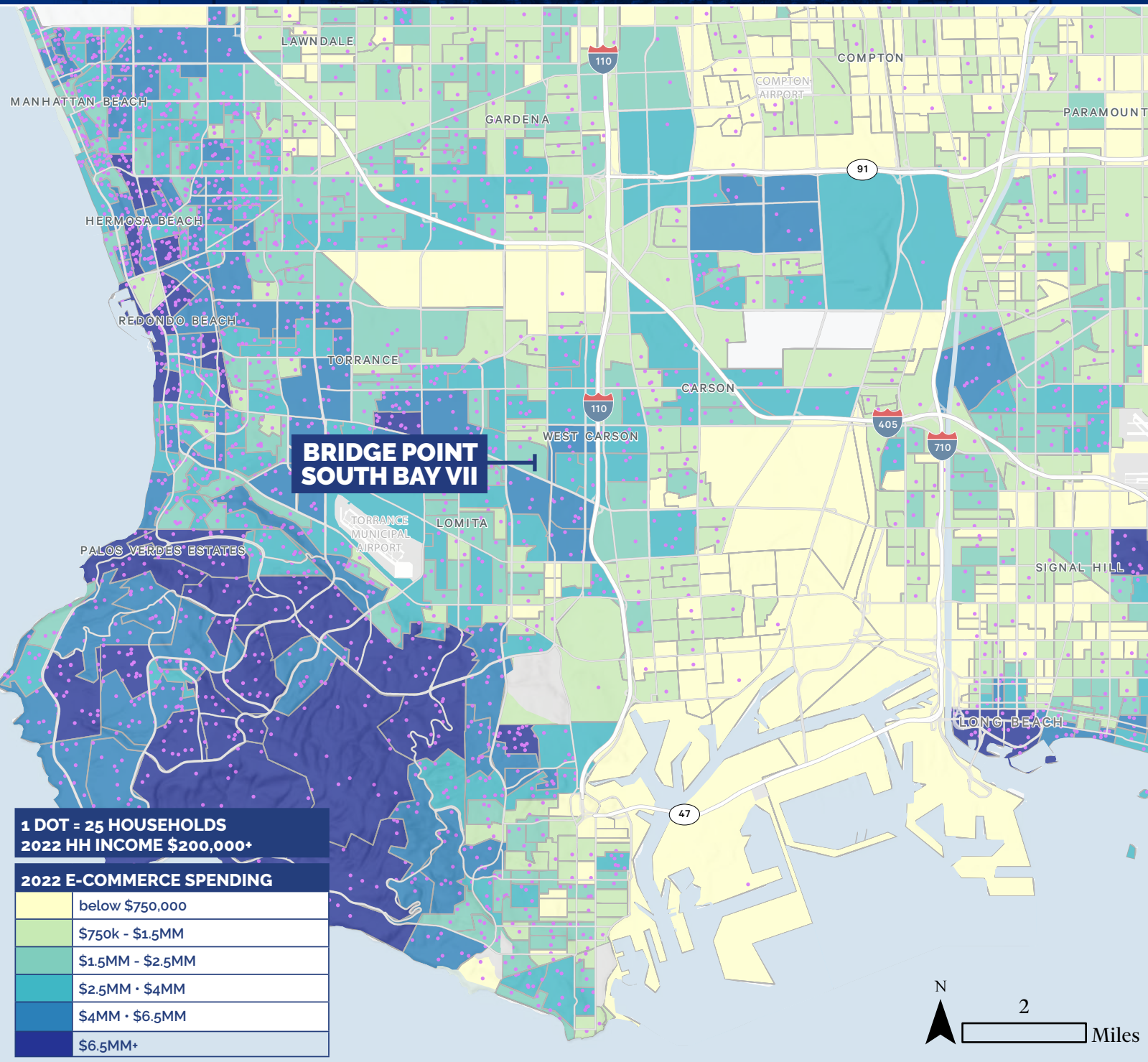
# MEDIAN HOUSEHOLD INCOME



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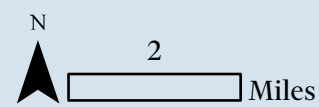




**1 DOT = 25 HOUSEHOLDS**  
**2022 HH INCOME \$200,000+**

**2022 E-COMMERCE SPENDING**

Yellow	below \$750,000
Light Green	\$750k - \$1.5MM
Medium Green	\$1.5MM - \$2.5MM
Teal	\$2.5MM - \$4MM
Dark Teal	\$4MM - \$6.5MM
Dark Blue	\$6.5MM+



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# PROXIMITY AERIALS

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## PROXIMITY TO LAX



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# PROXIMITY AERIALS

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## PROXIMITY TO PORTS



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# CORPORATE NEIGHBORS



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# BRIDGE

# 71 MILLION+ SF WORLDWIDE

## Seattle

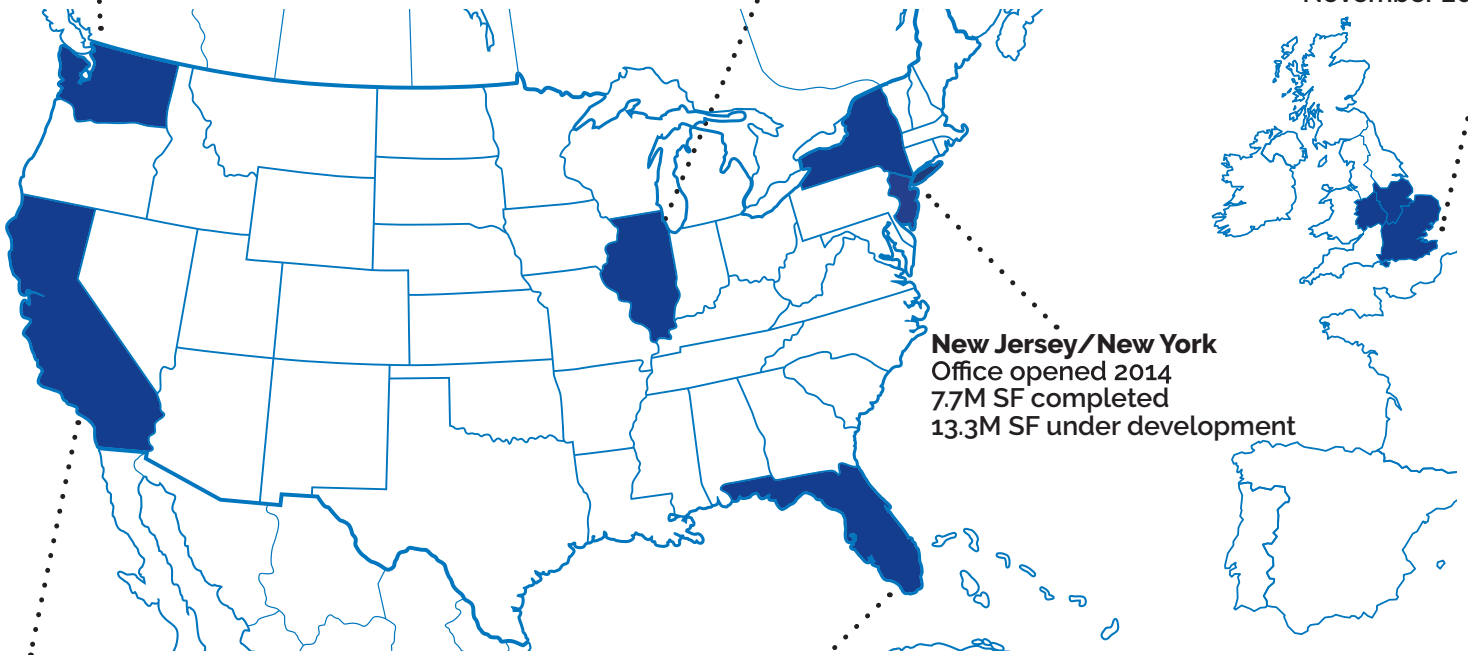
Office opened 2018  
2.9M SF completed  
6.6M SF under development

## 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

## New Jersey/New York

Office opened 2014  
7.7M SF completed  
13.3M 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 **71 million square feet** of state-of-the-art, institutional quality industrial buildings and projects valued at over **\$13.8 billion** since inception in Chicago, Miami, New Jersey/New York, Los Angeles/San Francisco, Seattle, and London.

## HEADQUARTERS

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