

BRIDGE POINT SOUTH BAY VI



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

107,733 SF

OFFICE SPACE

10,000 SF

CLEAR HEIGHT

32'

DOCK HIGH POSITIONS

14

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BUILDING VI

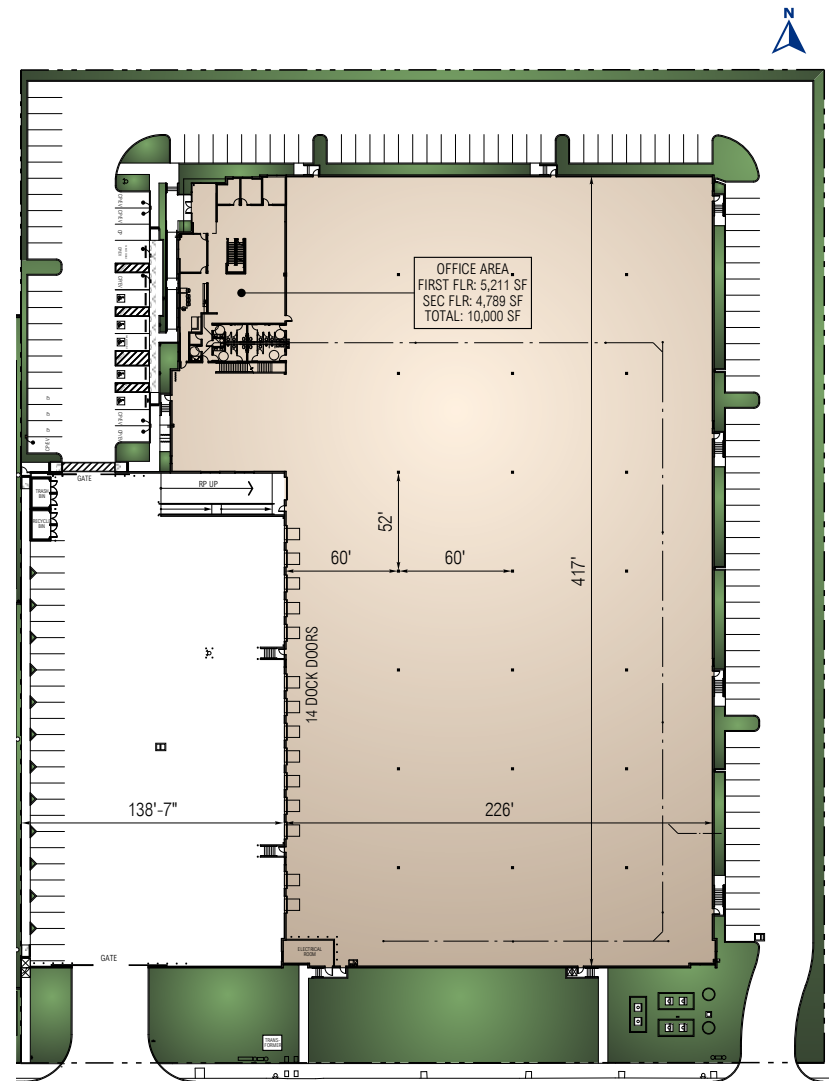
Specifications

- 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' x 52'

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



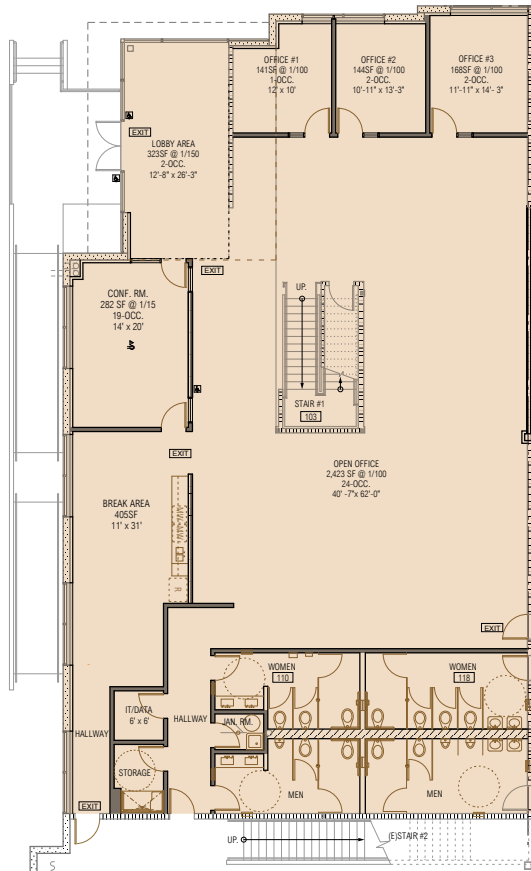
ROSECRANS AVENUE

BUILDING VI OFFICE FLOOR PLAN



OFFICE FLOOR PLAN

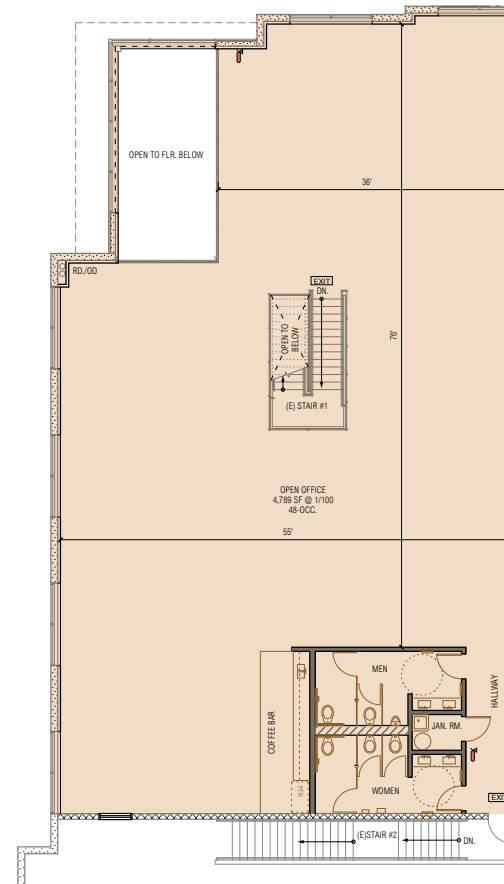
Ground Floor



GROUND FLOOR
5,211 SF

OFFICE FLOOR PLAN

Second Floor



SECOND FLOOR
4,789 SF

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OFFICE & WAREHOUSE INTERIOR

BRIDGE



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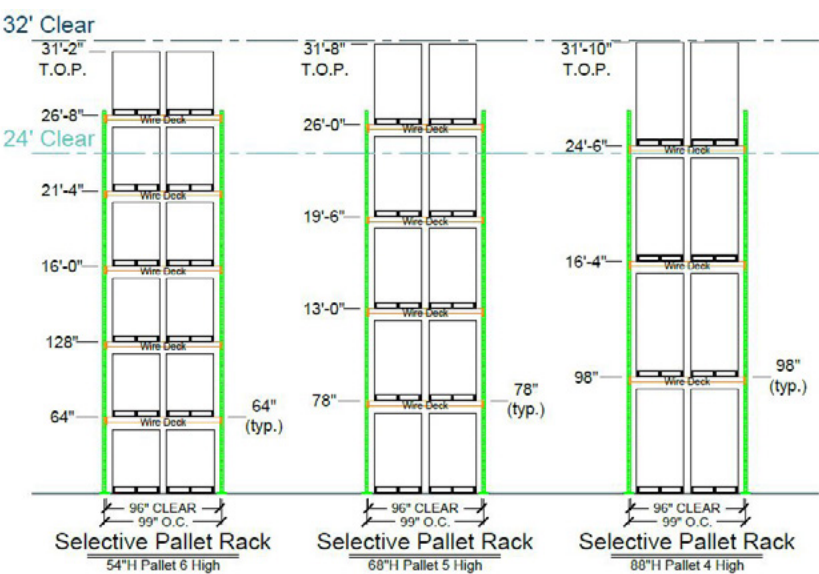
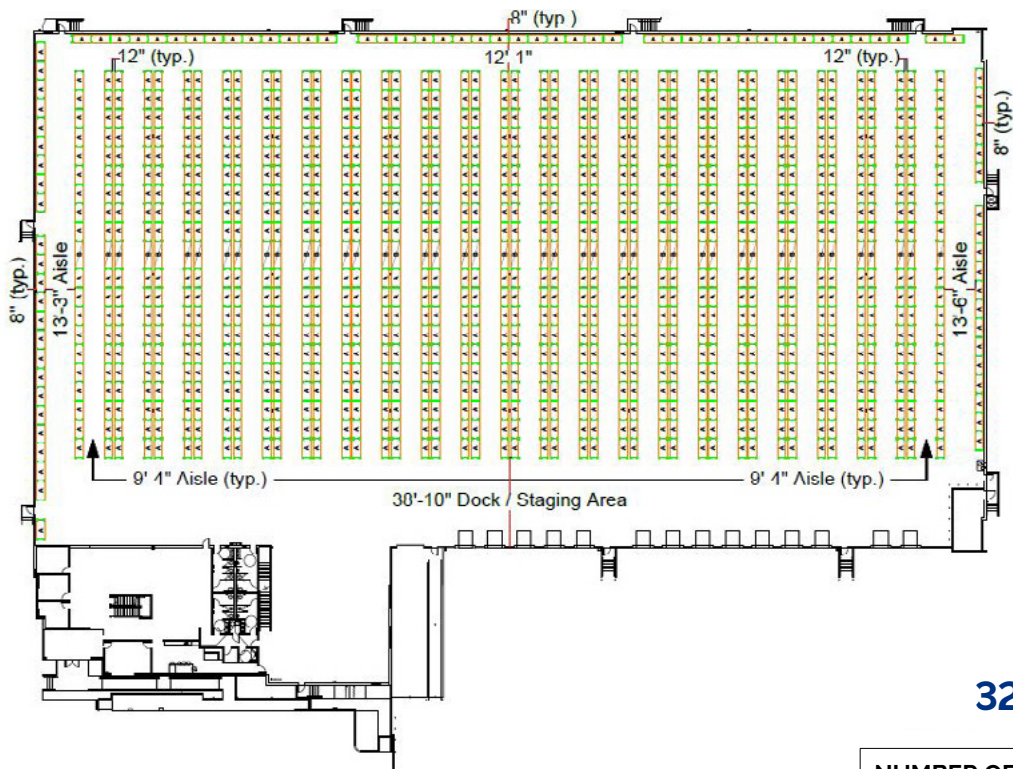
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RACKING PLAN



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

24' Clear Height

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

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





2024 Labor Demographics

WITHIN 30-MINUTE DRIVETIME

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

WAREHOUSE LABOR

239,820

Jobs

211,849

Resident Workers

\$19.40

Median Hourly
Earnings

\$22.54

Avg. Hourly
Earnings

2024 Consumer Demographics

30-MINUTE DRIVETIME FROM PROPERTY



4,816,474

Total
Population



1,661,019

Total
Households



\$81,289

Median Household
Income



686,791

Household Income
\$100,000 or greater



\$826,433

Median
Home Value



\$65,113

Median Disposable
Income



3,375,938

Internet Orders Last 12
Month



1,116,103

Generation Z
Population
(Born 1999 to 2016)



1,364,134

Millennial
Population
(Born 1981 to 1998)



967,579

Generation X
Population
(Born 1965 to 1980)



777,123

Baby Boomer
Population
(Born 1946 to 1964)

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

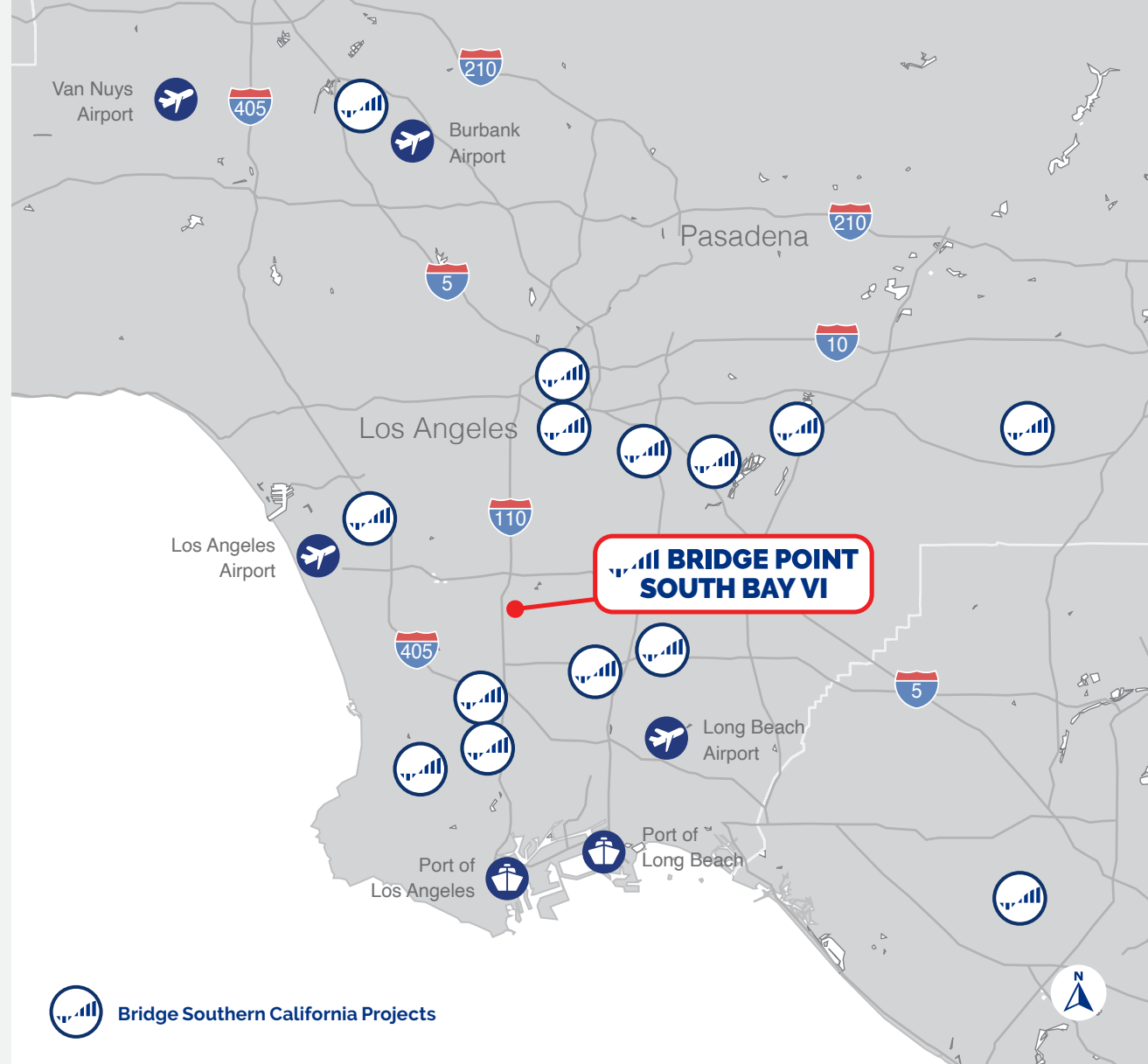
110 Freeway 0.7 miles

91 Freeway 2 miles

105 Freeway 3 miles

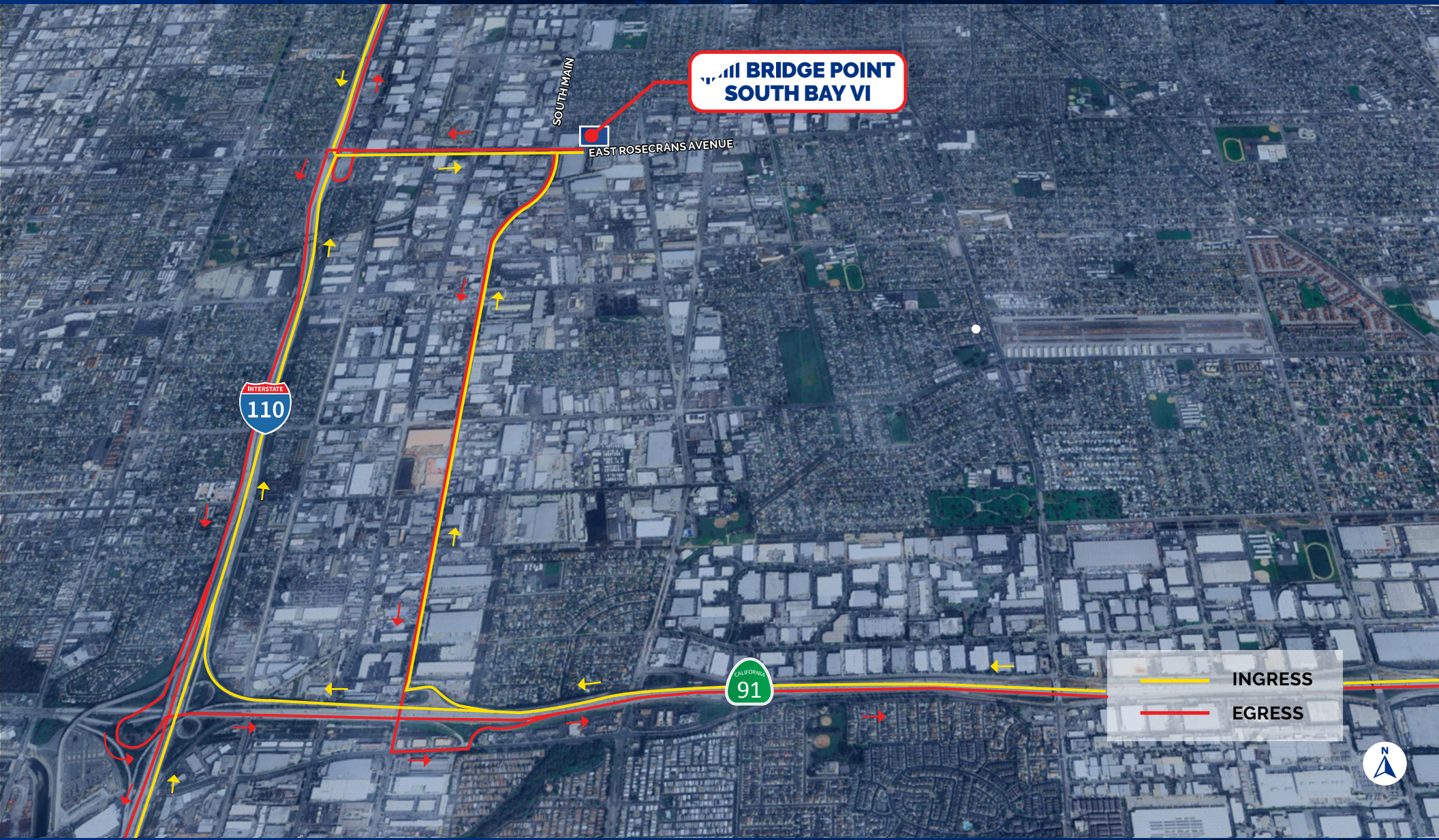
405 Freeway 3.5 miles

710 Freeway 5 miles



TRANSPORTATION ACCESS

BRIDGE



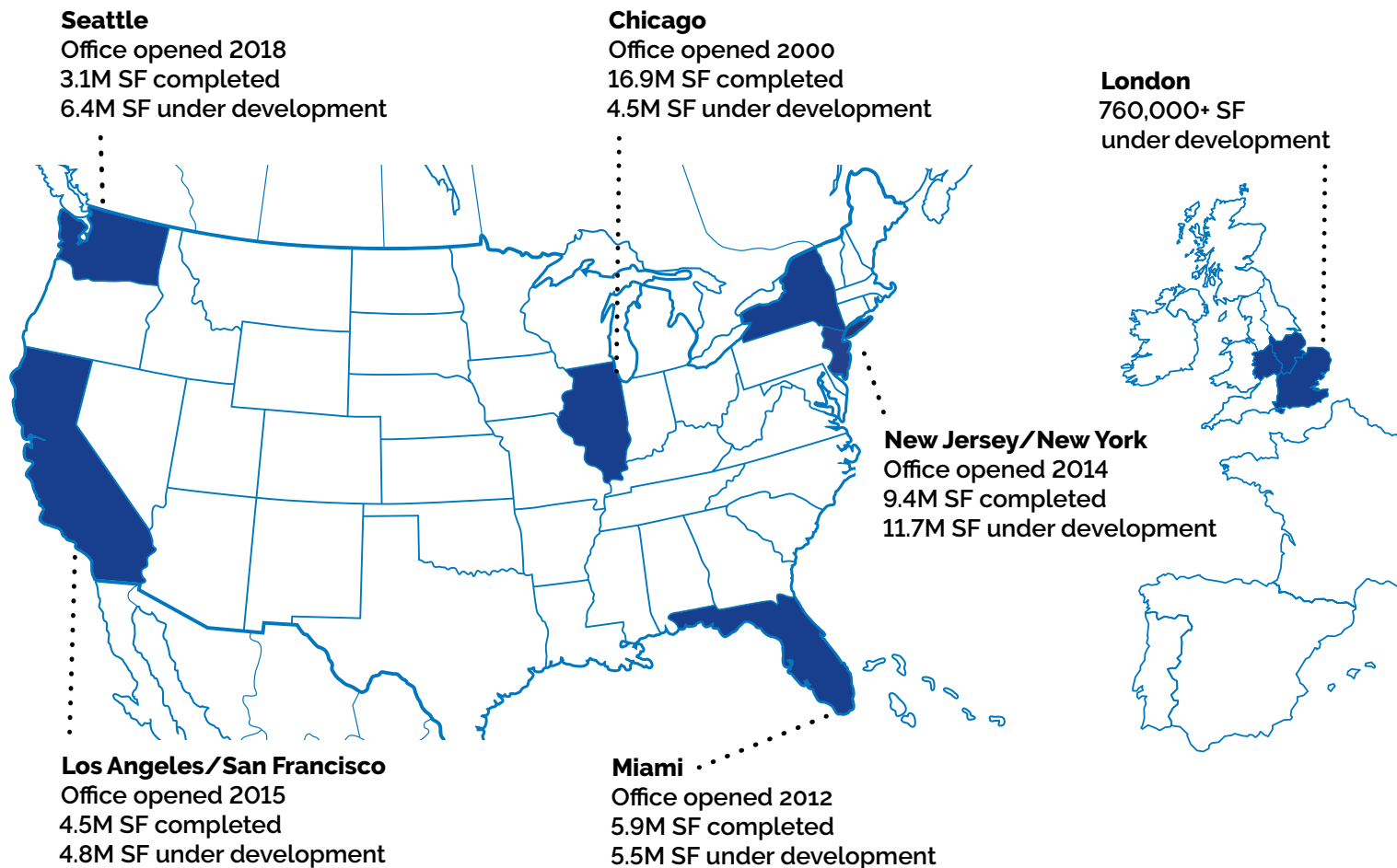
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74 MILLION+ SF WORLDWIDE



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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