

BRIDGE POINT VERNON II

BridgePointVernonII.com | 4885 E. 52nd Place | Vernon, CA

BRIDGE

FOR LEASE



**ROOF ON!
Q2 2024 COMPLETION**



SCAN/CLICK QR CODE TO VIEW
LIVE CONSTRUCTION FEED

UNDER CONSTRUCTION

LARGEST NEW DEVELOPMENT IN INFILL LOS ANGELES

HIGHLIGHTS

- State-of-the-Art High Image Logistics Building to Deliver Early 2024
- Premier City of Vernon Location with Excellent Accessibility as Bridge Point Vernon II is Located Less Than 1 Mile to I-710 Freeway, 2.5 Miles to I-5 Freeway, and Within Close Proximity to I-110, I-60, I-605 & I-10 Freeways
- A Modern Design with 36' Clear Height, 24 Dock High positions, and 213 Parking Spaces
- Advantageous Utility Pricing Provided by Vernon Public Utilities
- A Strategic Logistics Location 3.5 miles to BNSF Hobart Intermodal & Union Pacific Los Angeles Intermodal, 20 Miles to Los Angeles international Airport, 20 Miles to Port of Long Beach, and 21 Miles to Port of Los Angeles
- Designed and Developed in Accordance with Bridge Industrial's ESG Standards
- Building Delivered with Turn-Key Tenant Improvements & Move-In Ready Condition

AVAILABLE SPACE

210,347 SF

LAND SIZE

9.44 Acres

DELIVERY DATE

Q2 2024

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

BUILDING

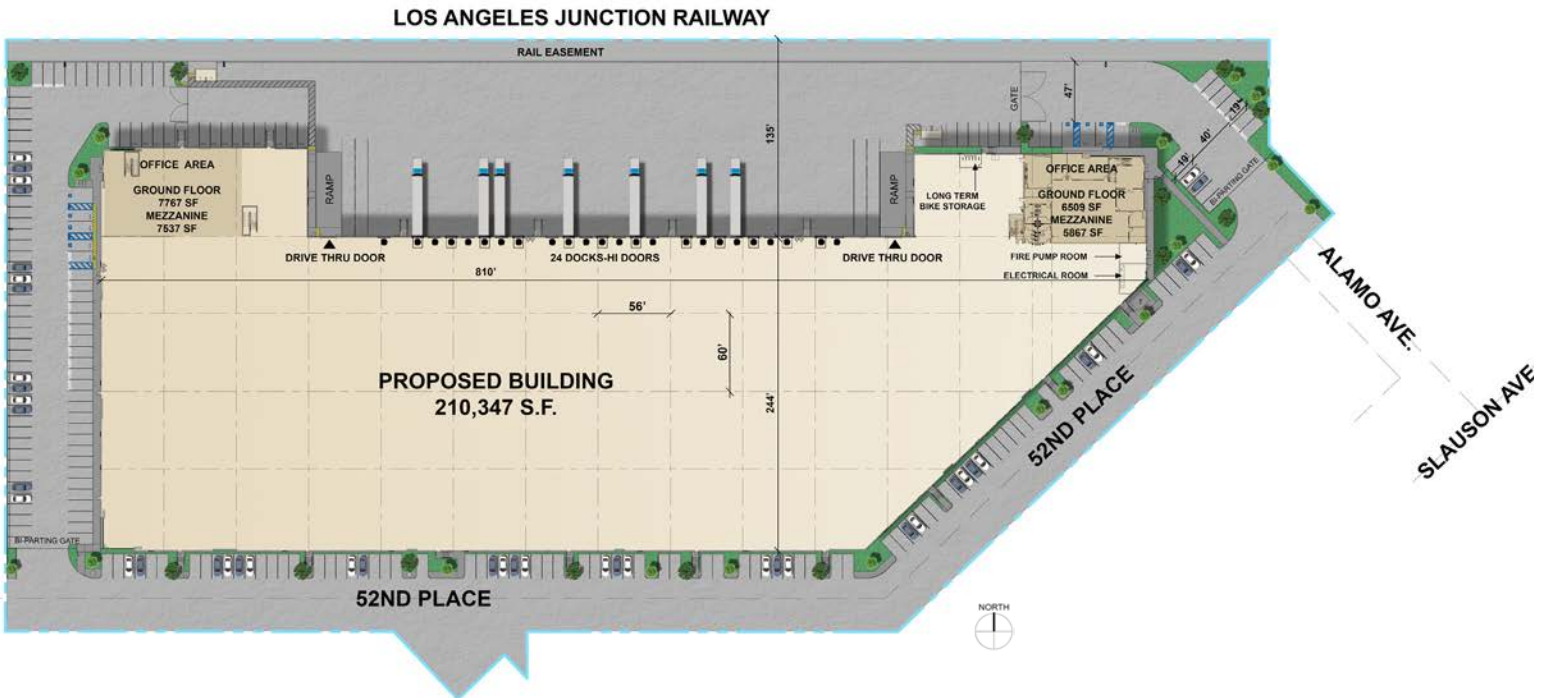
Characteristics

- Offices: 12,376 SF, 2-Story
- Office Area Expandable to, 27,680 SF (can be modified to suit)
- Mezzanine Space: 5,867 SF
- Property Size: 9.44 acres
- Column Spacing: 52' x 60'
- Dock-High Doors: 24
- Ground-Level Doors: 2
- Clear Height: 36'
- LED Motion Sensor Lighting
- ESFR Sprinkler System
- Power: 4,000 amps
- Skylights: 2.5%
- Total Parking Spaces: 211

ENHANCED

Features

- Class A Brand New Construction
- Turn-Key Tenant Improvements
- Move-In Ready Condition
- Contemporary Architectural Features
- Clerestory Glass
- Premium Interior and Exterior Finishes
- 135' Concrete Truck Court
- Fully Secured Gated/Fenced Yard
- Multiple Points of Ingress and Egress from 2 Public Streets
- Full 360 Degree Exterior Drivable Circulation
- 40,000 LB Mechanical Levelers Installed on Every Other Door (Serco 7'W x 8'L)
- 15 EV Chargers



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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.

BUILDING SPECIFICATION SUMMARY



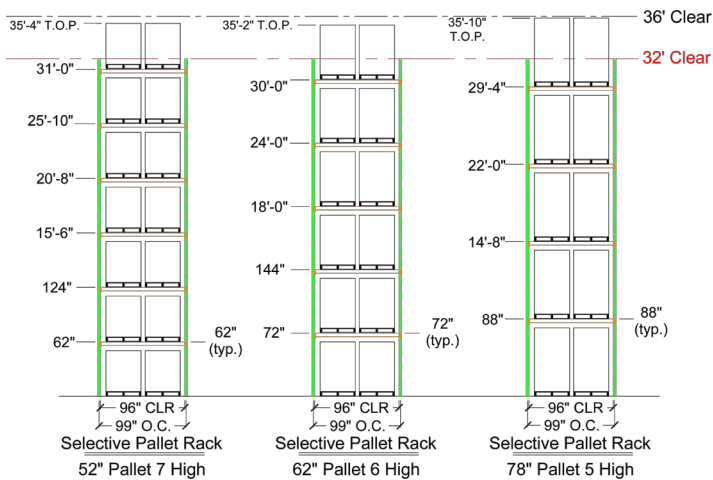
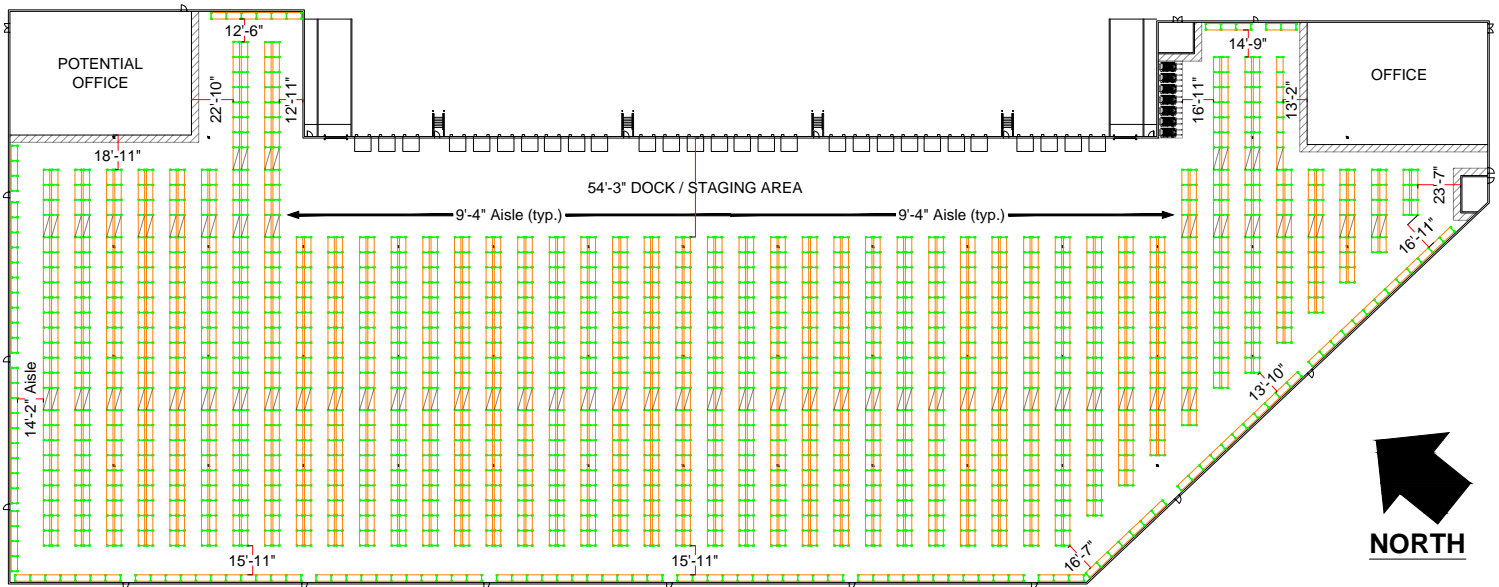
ADDRESS	4885 E 52 nd Pl, Vernon, CA
CONSTRUCTION	Concrete Tilt-Up
TOTAL BUILDING NRA (SQ FT)	210,347
BUILDING FOOTPRINT (SQ FT)	196,943
TOTAL OFFICE AREA (SQ FT)	12,376
GROUND LEVEL OFFICE (SQ FT)	6,509
MEZZANINE OFFICE (SQ FT)	5,867
LAND ACRES	9.44
AUTO PARKING STALLS	211
DOCK HIGH DOORS	24 40K LB Mechanical Levelers Installed on Every Other Door (Serco 7'W x8'L)
GRADE LEVEL DOORS	2
CLEAR HEIGHT (FT)	36'
COLUMN SPACING (FT)	52' x 60'
BUILDING DEPTH (FT)	244'
TRUCK COURT DEPTH (FT)	135'
FIRE PROTECTION	ESFR K-25
ROOF	Class A, 4-Ply Build-Up
SKYLIGHTS	2.5% Total Roof Area Smoke Hatch and Skylights Calc Per Code
WAREHOUSE SLAB	7" Thick, 4,000 PSI
LOADING DOOR	9' x 10'
WAREHOUSE LIGHTING	LED Motion Sensor
INSULATION	White Scrim Foil
ELECTRICAL	4000 Amps
PAVING	Concrete Paving Throughout
PAINTING	Exterior & Interior Warehouse Coatings
MECHANICAL	1 Air Change/Hr.

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CONCEPTUAL RACKING PLAN

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36' CLEAR HEIGHT		
Number of Bays	Pallet Height	Pallet Positions
1,836	52"	25,478
	62"	21,693
	78"	18,247

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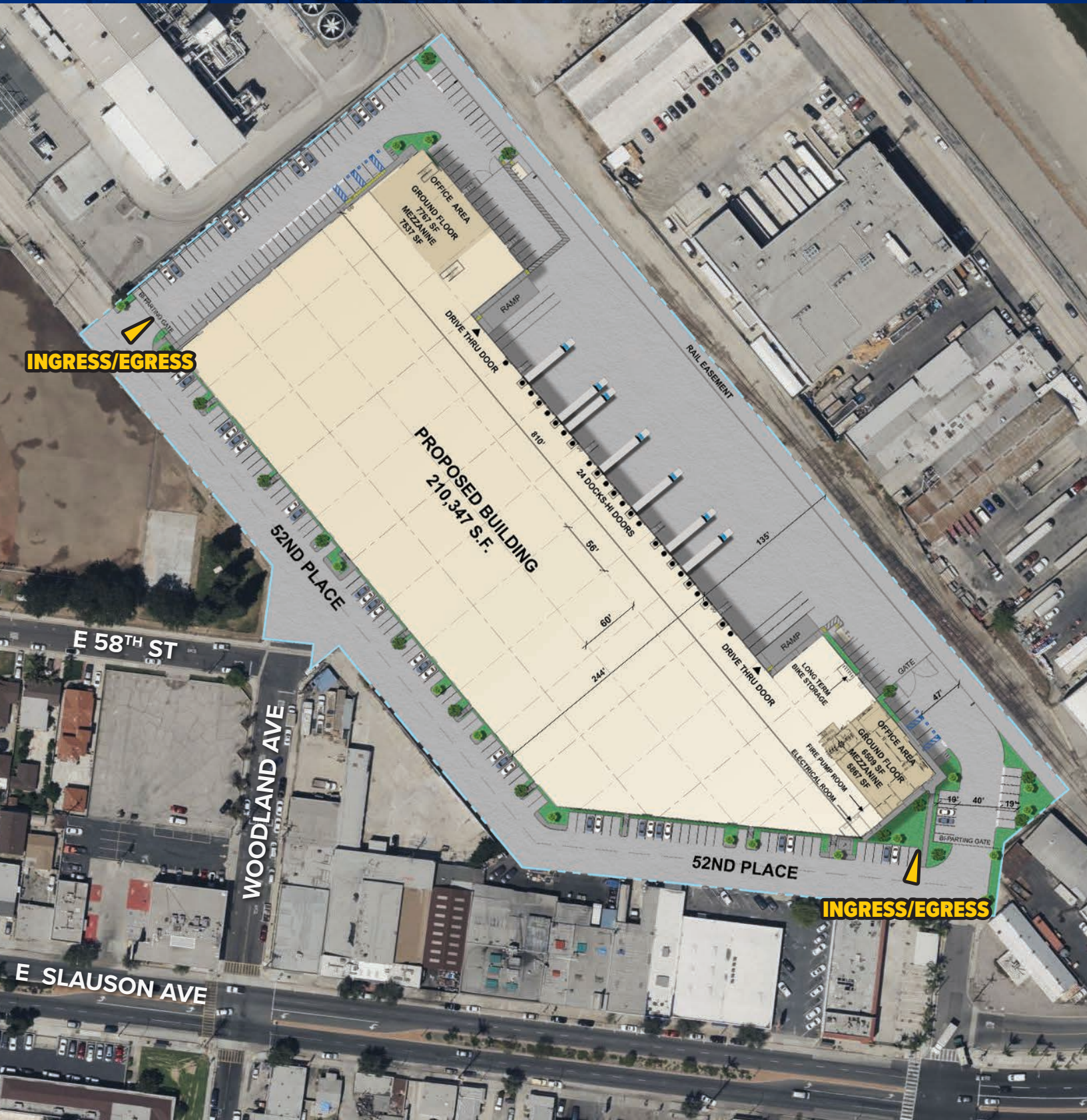
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DISTANCE MAP & CORP. NEIGHBORS



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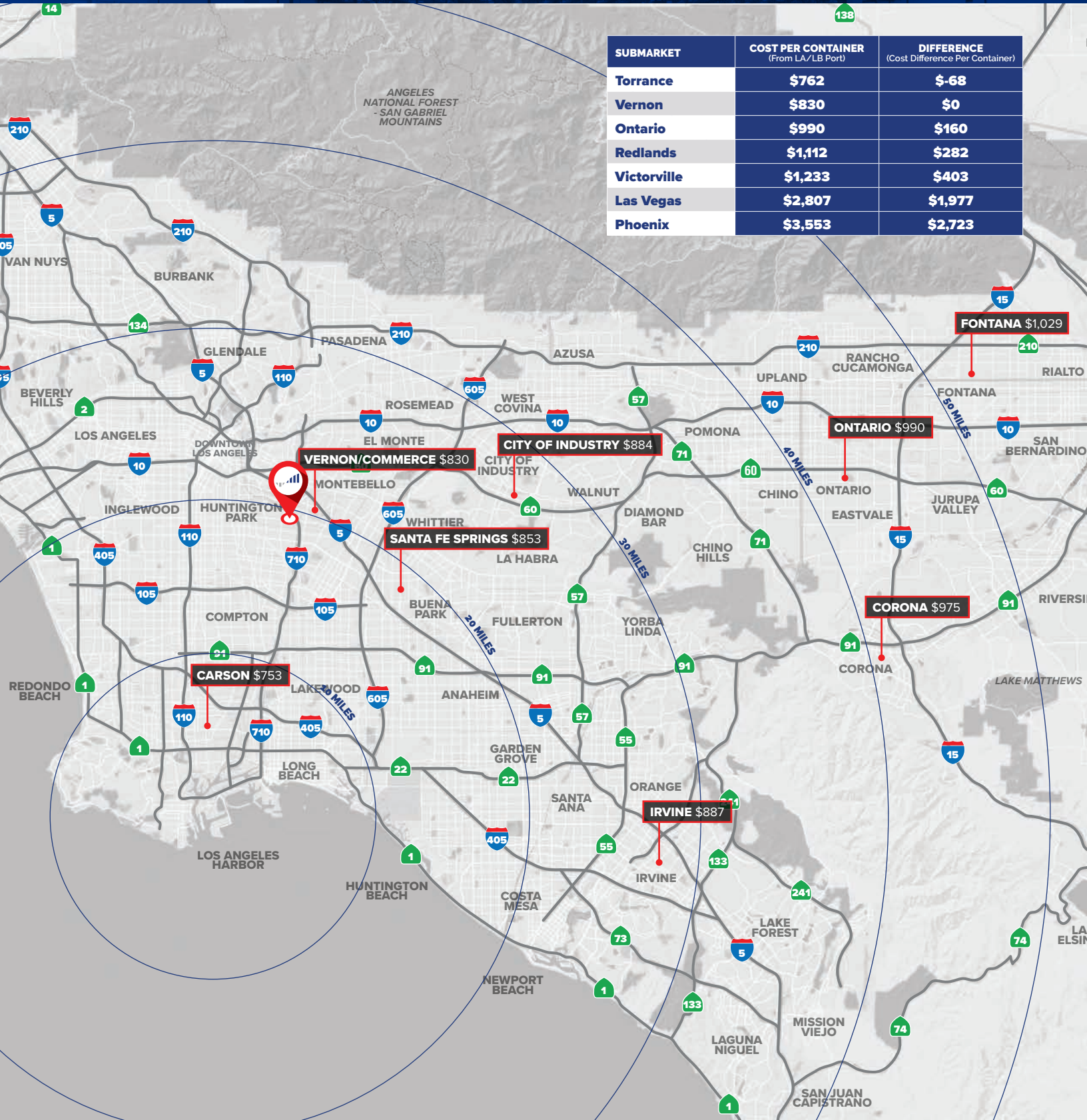
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DRAYAGE COSTS



SUBMARKET	COST PER CONTAINER (From LA/LB Port)	DIFFERENCE (Cost Difference Per Container)
Torrance	\$762	\$-68
Vernon	\$830	\$0
Ontario	\$990	\$160
Redlands	\$1,112	\$282
Victorville	\$1,233	\$403
Las Vegas	\$2,807	\$1,977
Phoenix	\$3,553	\$2,723



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72 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	
Industrial Project of the Year, NAIOP SoCal	2022
Industrial Development of the Year, Chicago Commercial Real Estate Awards	2021
Developer of the Year, NAIOP South Florida	2021, 2019, 2018, 2016
Developer of the Year, NAIOP Chicago	2021, 2019, 2015
Industrial Speculative Development of the Year, NAIOP Chicago	2021, 2020, 2019, 2018, 2017
New Good Neighbor, NJ Business & Industry Association	2021
Industrial Project of the Year - Multi-Tenant, Illinois Real Estate Journal	2021
Industrial Project of the Year, South Florida Business Journal	2020, 2018
Deal of the Year, NAIOP New Jersey	2020, 2018
Most Significant Industrial Transaction of the Year, Illinois Real Estate Journal	2019
Community Appearance Award, City of Fort Lauderdale	2019, 2018
Developer of the Year, Chicago Commercial Real Estate Awards	2018, 2015, 2011
Project of the Year, NAIOP South Florida	2017
Industrial Redevelopment of the Year, NAIOP Chicago	2015, 2014

HEADQUARTERS

444 W. Lake St., Chicago, IL 60606 | 312 683 7230

www.bridgeindustrial.com