

BRIDGE POINT SOUTH BAY II

BRIDGE
FOR LEASE

BridgePointSouthBayII.com | 20850 S. Normandie Avenue, Torrance, CA 90502 (Unincorporated LA County)



CONSTRUCTION COMPLETE!!

NEW INFILL DEVELOPMENT SOUTH BAY SUBMARKET

HIGHLIGHTS

- Turnkey New State-of-the-Art Industrial Facility
- Superior Last Mile Delivery Location
- Corner Location at Normandie Avenue and Torrance Boulevard
- Immediate Access to the 110, 405, and 91 Freeways
- 10 Miles to the Ports of LA/Long Beach (15 Minutes)
- 12 Miles to LAX (18 Minutes)
- Beneficial Unincorporated Los Angeles County Location
- Ask About Bridge's Clean Truck Incentive Program

AVAILABLE SPACE

203,877 SF

LAND SIZE

8.98 Acres

DELIVERY DATE

Now

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NEWMARK

BUILDING CHARACTERISTICS

Square Feet: 203,877

Fully Built Office: 10,000 SF, 2-story

Mezzanine Space: 5,000 SF

Column Spacing: 52' x 50'

Dock-High Doors: 21

Ground-Level Doors: 2

Clear Height: 32'

LED Motion Sensor Lighting

ESFR Sprinkler System

Power: 4,000 Amps

Total Parking Spaces: 204

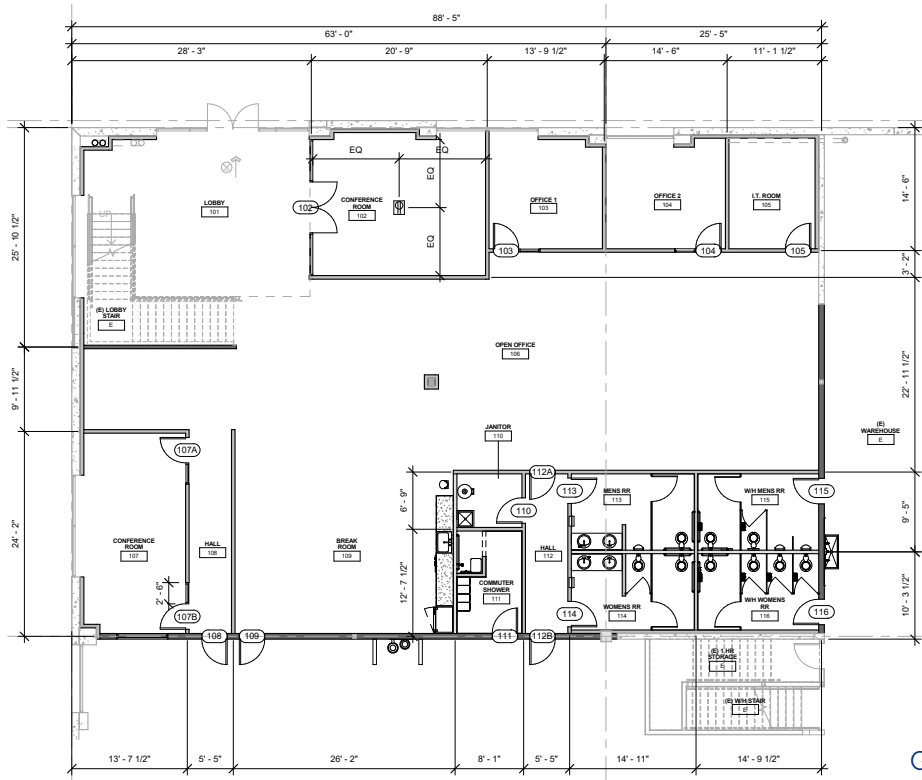
Truck Court Depth: 189'

Trailer Parking Space: 14

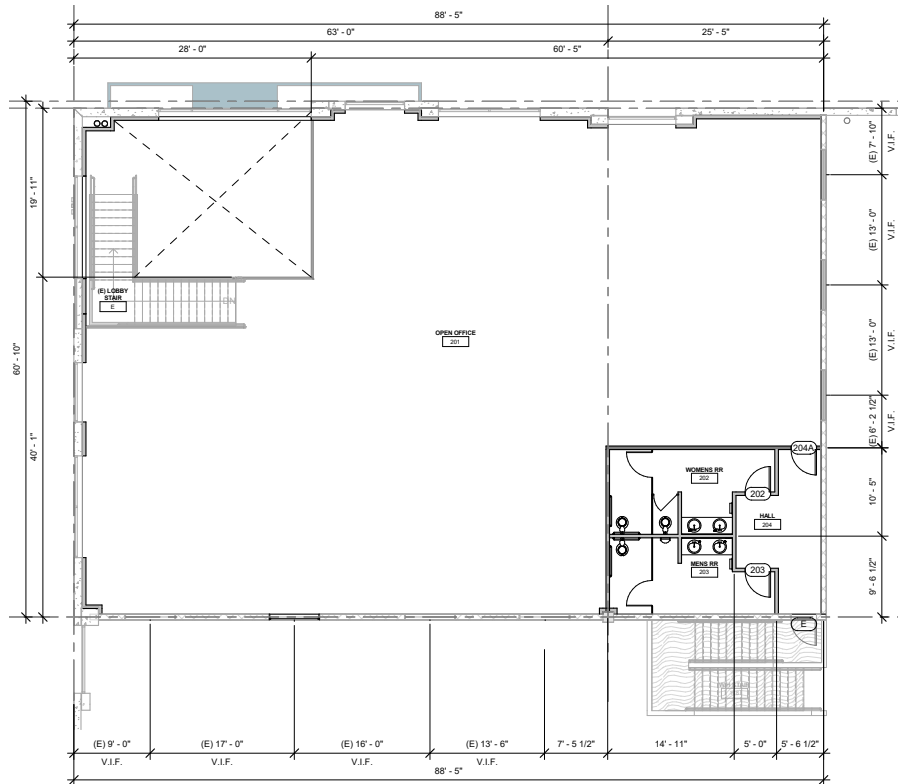
30,000 LB Edge of Dock Levelers installed on every other door (Serco 72" wide)

40,000 LB Mechanical Levelers installed on every other door (Serco 7'W x 8'L)



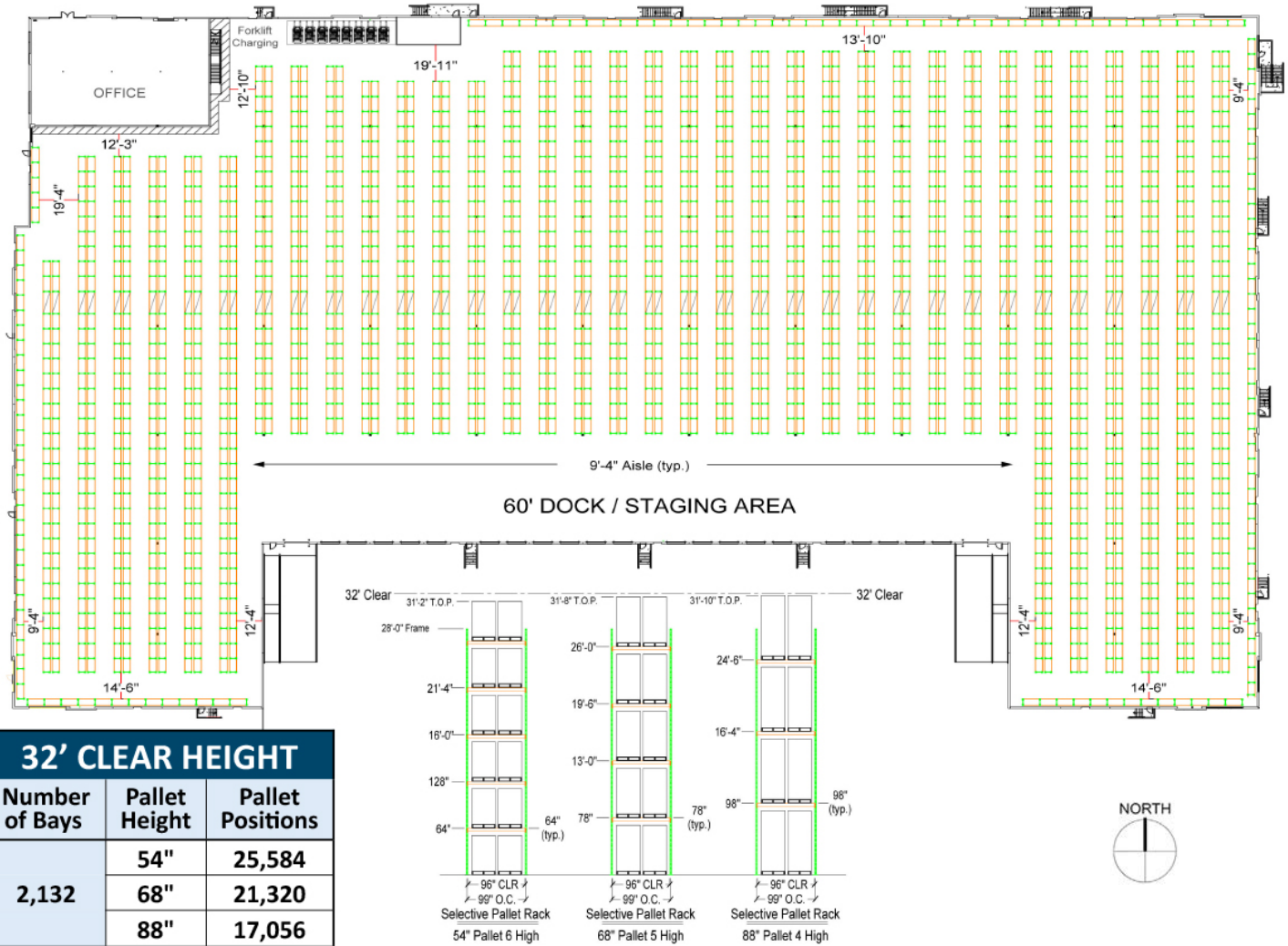


Ground Floor



Mezzanine

POTENTIAL RACKING PLAN



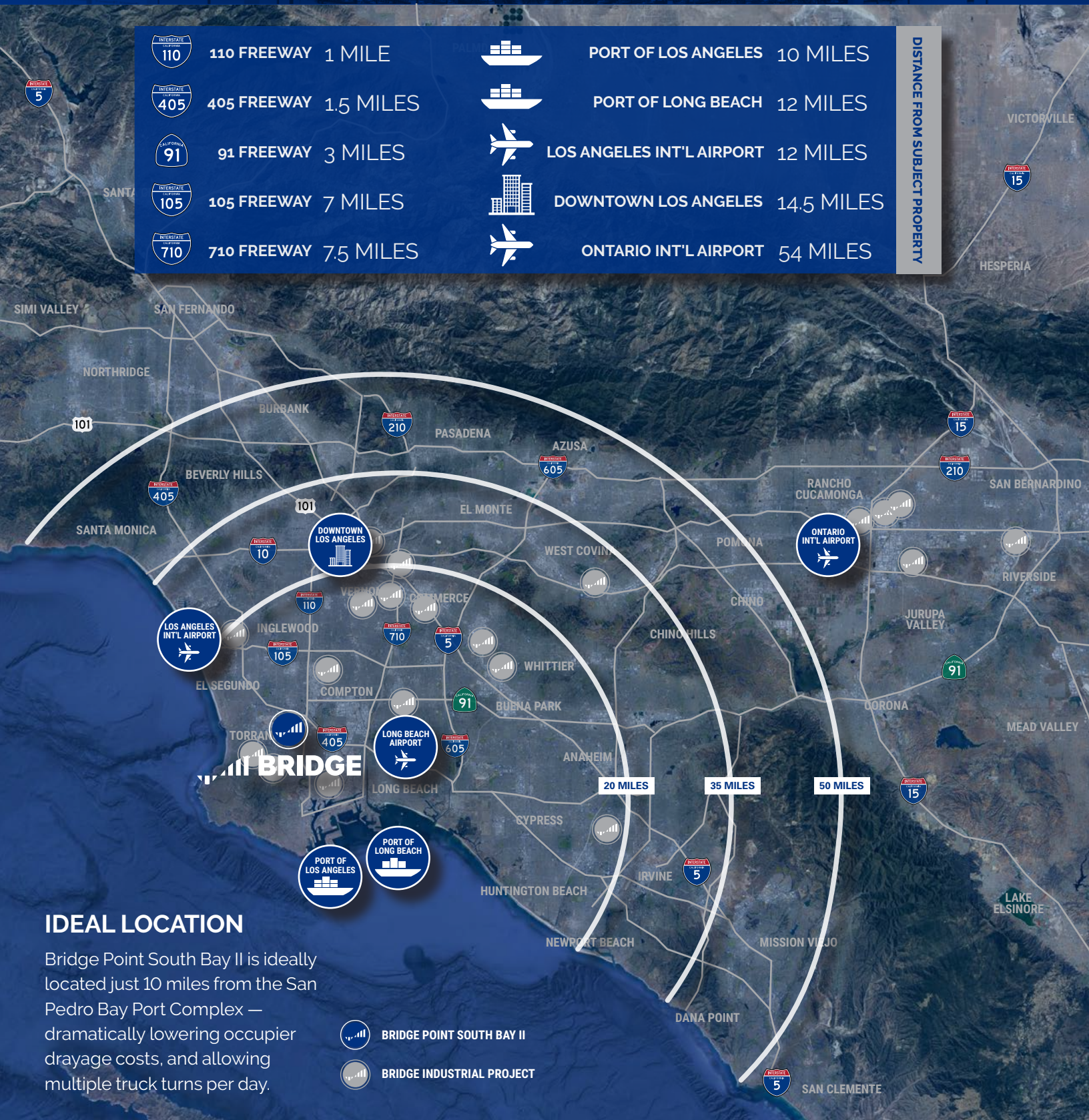
32' CLEAR HEIGHT		
Number of Bays	Pallet Height	Pallet Positions
2,132	54"	25,584
	68"	21,320
	88"	17,056

LOCATION

BRIDGE

	110 FREEWAY	1 MILE		PORT OF LOS ANGELES	10 MILES
	405 FREEWAY	1.5 MILES		PORT OF LONG BEACH	12 MILES
	91 FREEWAY	3 MILES		LOS ANGELES INT'L AIRPORT	12 MILES
	105 FREEWAY	7 MILES		DOWNTOWN LOS ANGELES	14.5 MILES
	710 FREEWAY	7.5 MILES		ONTARIO INT'L AIRPORT	54 MILES

DISTANCE FROM SUBJECT PROPERTY



IDEAL LOCATION

Bridge Point South Bay II is ideally located just 10 miles from the San Pedro Bay Port Complex — dramatically lowering occupier drayage costs, and allowing multiple truck turns per day.

- BRIDGE POINT SOUTH BAY II
- BRIDGE INDUSTRIAL PROJECT

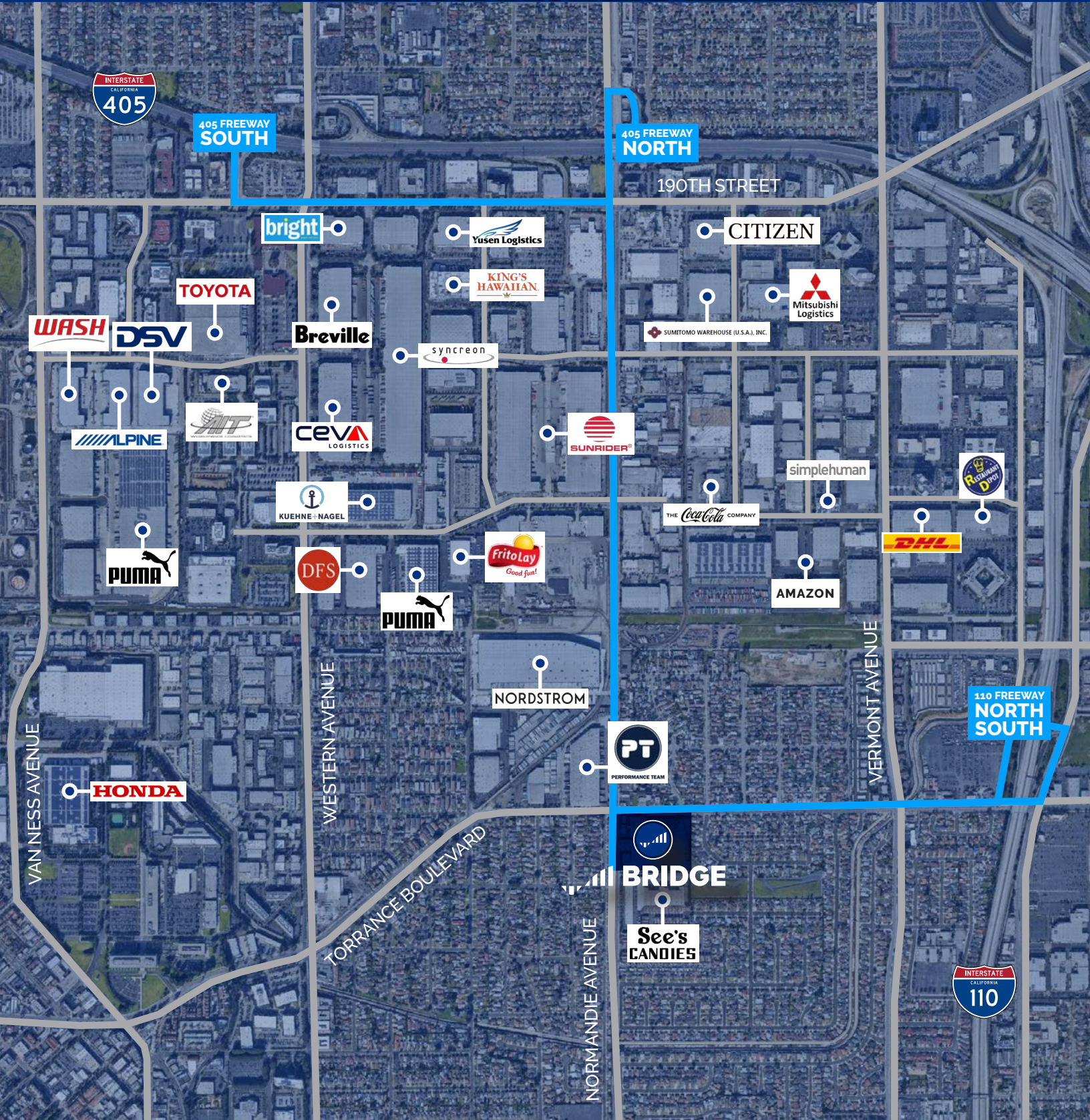
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CORPORATE NEIGHBORS

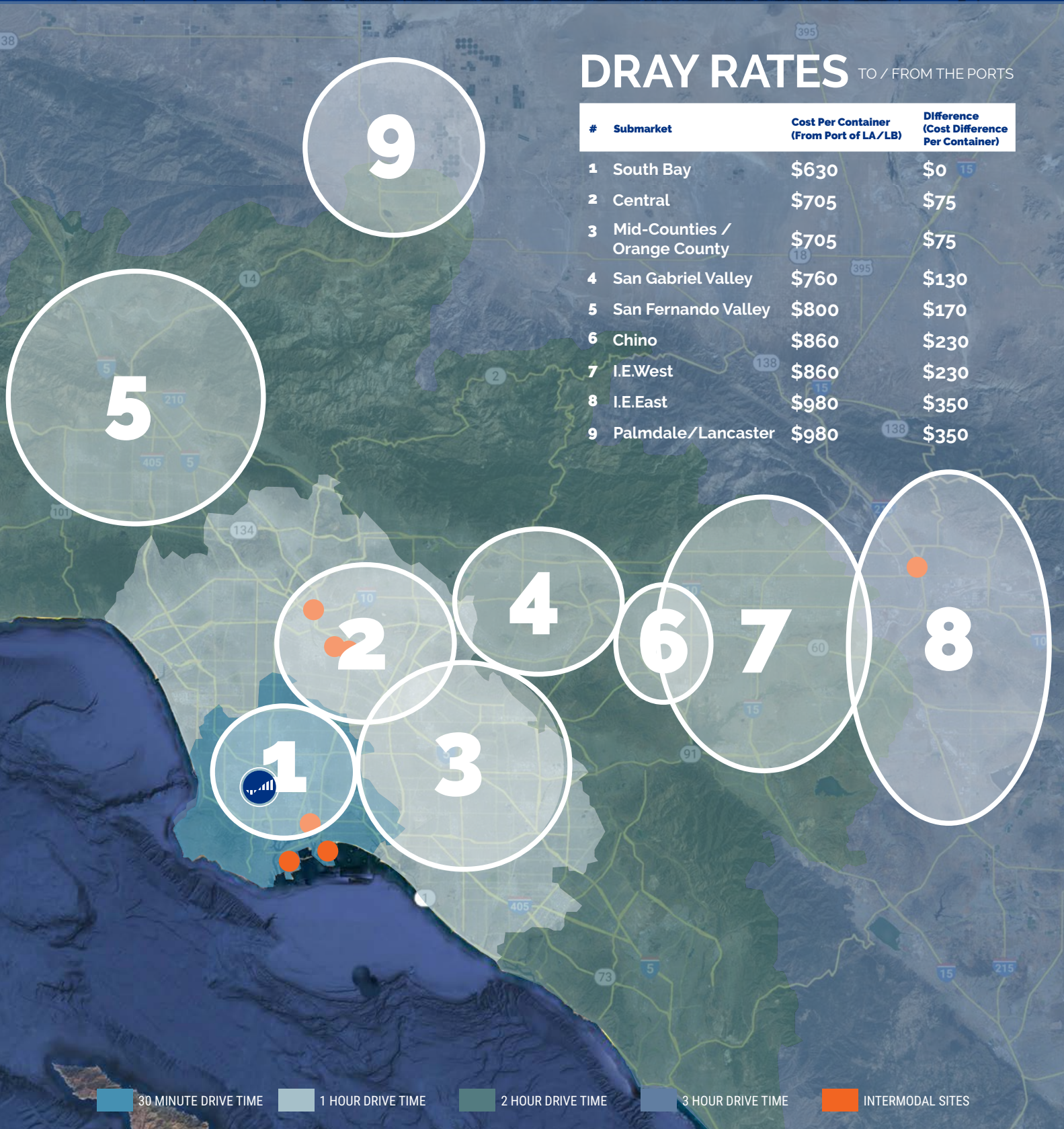
BRIDGE



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NEWMARK



DRAY RATES TO / FROM THE PORTS

#	Submarket	Cost Per Container (From Port of LA/LB)	Difference (Cost Difference Per Container)
1	South Bay	\$630	\$0
2	Central	\$705	\$75
3	Mid-Counties / Orange County	\$705	\$75
4	San Gabriel Valley	\$760	\$130
5	San Fernando Valley	\$800	\$170
6	Chino	\$860	\$230
7	I.E.West	\$860	\$230
8	I.E.East	\$980	\$350
9	Palmdale/Lancaster	\$980	\$350

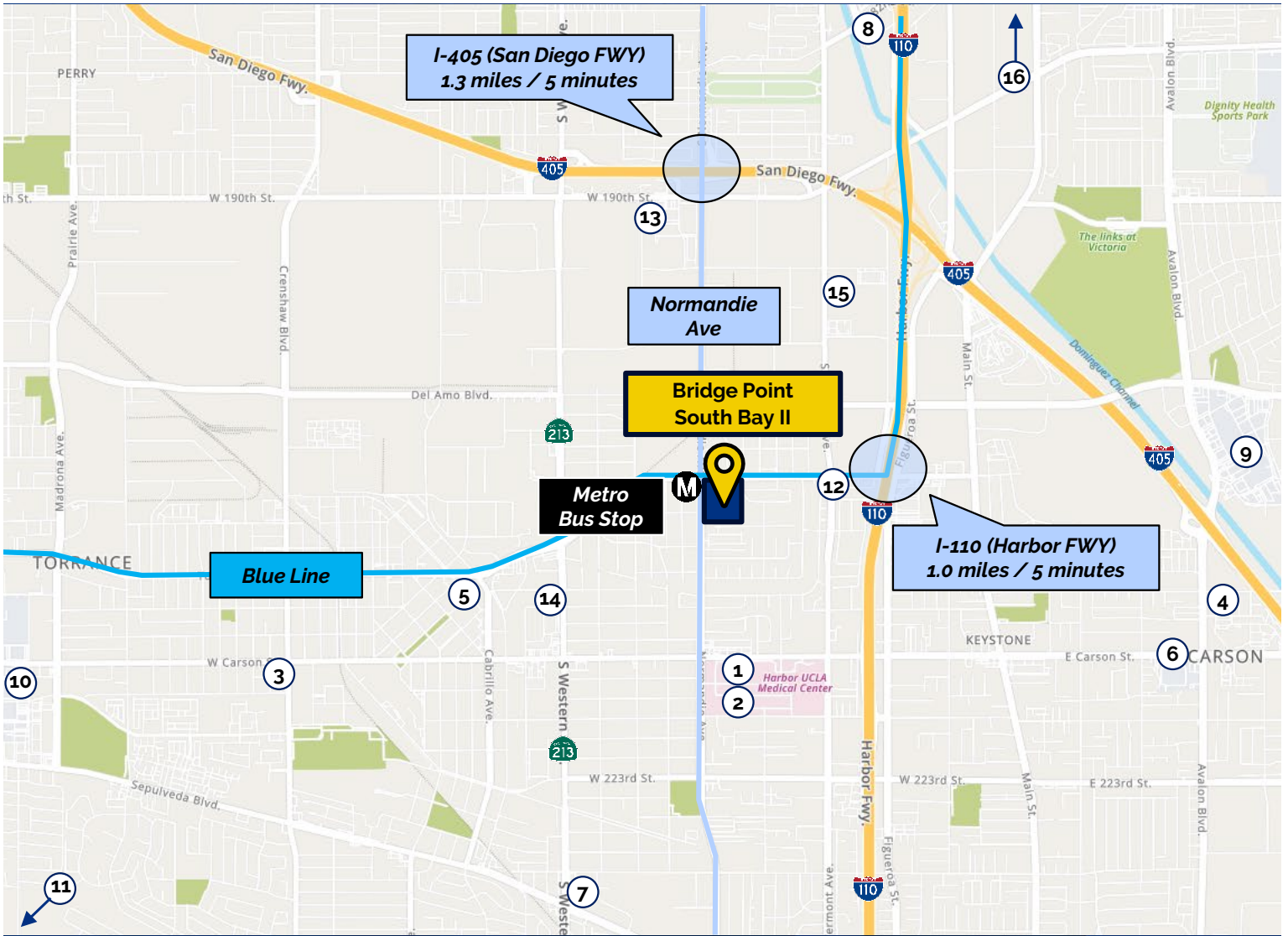
30 MINUTE DRIVE TIME
 1 HOUR DRIVE TIME
 2 HOUR DRIVE TIME
 3 HOUR DRIVE TIME
 INTERMODAL SITES

BUILDING SPECIFICATION SUMMARY



ADDRESS	20850 S. Normandie Avenue, Torrance, CA 90502 (Unincorporated LA County)
CONSTRUCTION	Concrete Tilt-Up
TOTAL BUILDING NRA (SQ FT)	203,877
BUILDING FOOTPRINT (SQ FT)	198,877
TOTAL OFFICE AREA (SQ FT)	10,000
GROUND LEVEL OFFICE (SQ FT)	5,000
MEZZANINE OFFICE (SQ FT)	5,000
LAND ACRES	8.98
AUTO PARKING STALLS	204
TRAILER PARKING STALLS	14
DOCK HIGH DOORS	21
GRADE LEVEL DOORS	2
CLEAR HEIGHT (FT)	32'
COLUMN SPACING (FT)	50' x 52' (60' x 52' at Speed Bay)
BUILDING DEPTH (FT)	290'
TRUCK COURT DEPTH (FT)	189'
FIRE PROTECTION	ESFR K-25
ROOFING	Class A, 4-Ply Build Up
SKYLIGHTS	3% total roof area smoke hatch and skylights, smoke hatch calc per code
WAREHOUSE SLAB	6" thick, 4,000 PSI
LOADING DOORS	9'x10' sectional overhead with vision glazing
LIGHTING	N/A
INSULATION	White Scrim Foil
ELECTRICAL	4,000 Amps Installed
PAVING	Concrete paving throughout
PAINTING	Exterior & Interior Warehouse Coatings
MECHANICAL	1 Air Change/Hr.

TENANT SERVICES MAP



#	Service Type	Name	Address	Phone #	Proximity
1	Emergency	Harbor-UCLA Adult Urgent Care	1000 W Carson St	(424) 306-4000	1.1 miles
2	Emergency	Harbor-UCLA Medical Center	1000 W Carson St	(424) 306-4000	1.1 miles
3	Public Safety	Torrance Fire Dept. Station #1	1701 Crenshaw Blvd	(310) 781-7000	2.3 miles
4	Public Safety	LA County Sheriff Dept	21356 Avalon Blvd	(310) 830-1123	2.7 miles
5	Shipping	US Post Office	1433 Marcelina Ave	(800) 275-8777	1.3 miles
6	Shipping	The UPS Store	552 E Carson St	(424) 570-0564	2.7 miles
7	Shipping	FedEx OnSite	22930 S Western Ave	(800) 463-3339	2.8 miles
8	Retail	Home Depot	740 W 182nd St	(310) 324-7100	2.6 miles

#	Service Type	Name	Address	Phone #	Proximity
9	Retail	Target	20700 S Avalon Blvd	(310) 819-3011	3.0 miles
10	Retail	Del Amo Fashion Center	3525 W Carson St	(310) 542-8525	3.3 miles
11	Retail	Costco	2640 Lomita Blvd	(310) 891-1020	4.7 miles
12	Fuel	Exxon	20802 Vermont Ave	(310) 781-1097	0.5 miles
13	Lodging	Extended Stay America	19200 Harbortate Way	(310) 328-6000	1.4 miles
14	Lodging	Miyako	21381 S Western Ave	(310) 212-5111	1.1 miles
15	Lodging	Holiday Inn	19800 S Vermont Ave	(310) 781-9100	1.3 miles
16	Truck Repair	Brothers Fleet Services	16502 S Broadway	(310) 516-7809	3.8 miles

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BRIDGE

72 MILLION+ SF WORLDWIDE

Seattle

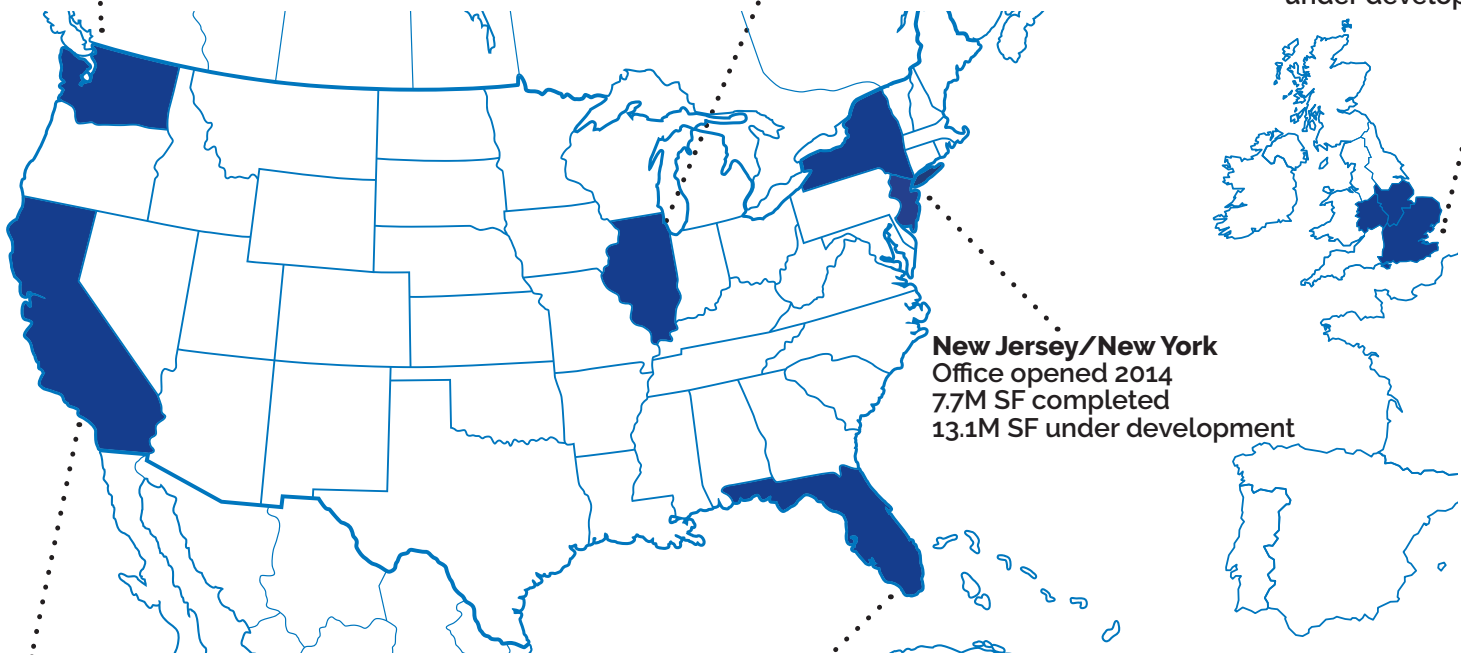
Office opened 2018
2.8M SF completed
6.7M SF under development

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.

HEADQUARTERS

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WWW.BRIDGEINDUSTRIAL.COM