

BRIDGE POINT NORTH HOLLYWOOD

bridgepointnorthhollywood.com | 6950 Tujunga Ave | North Hollywood, CA

 BRIDGE

For Lease



▶ COMPLETE - AVAILABLE FOR IMMEDIATE OCCUPANCY

NEW INFILL DEVELOPMENT

EAST SAN FERNANDO VALLEY SUBMARKET

HIGHLIGHTS

- State-of-the-Art, Turnkey, High Image Logistics Building Located in the heart of the San Fernando Valley
- Adjacent to Hollywood Burbank Airport, Bridge Point North Hollywood is ideally situated for last mile logistics and studio entertainment users with approximately 1.8 million San Fernando Valley residents located within a 30 minute drive
- Superior access as Bridge Point North Hollywood is located within 3 miles to I-5, CA-170, CA-134, and US-101
- Designed and Developed in accordance with Bridge Industrial's ESG standards

AVAILABLE SPACE

106,750 SF

LAND SIZE

4.43 Acres

DELIVERY DATE

**Immediate
Occupancy**



PAUL SIMS
Director
paul.sims@cushwake.com
+1 213 955 5153
LIC #02007631

ERIK LARSON
Executive Managing Director
erik.larson@cushwake.com
+1 213 955 5126
LIC #01213790

CHRIS TOLLES
Executive Managing Director
chris.tolles@cushwake.com
+1 213 955 5129
LIC #01459899

CHARLEY KOONES
California Leasing Director
Bridge Industrial
+1 818 388 3508
LIC #02076100

BUILDING

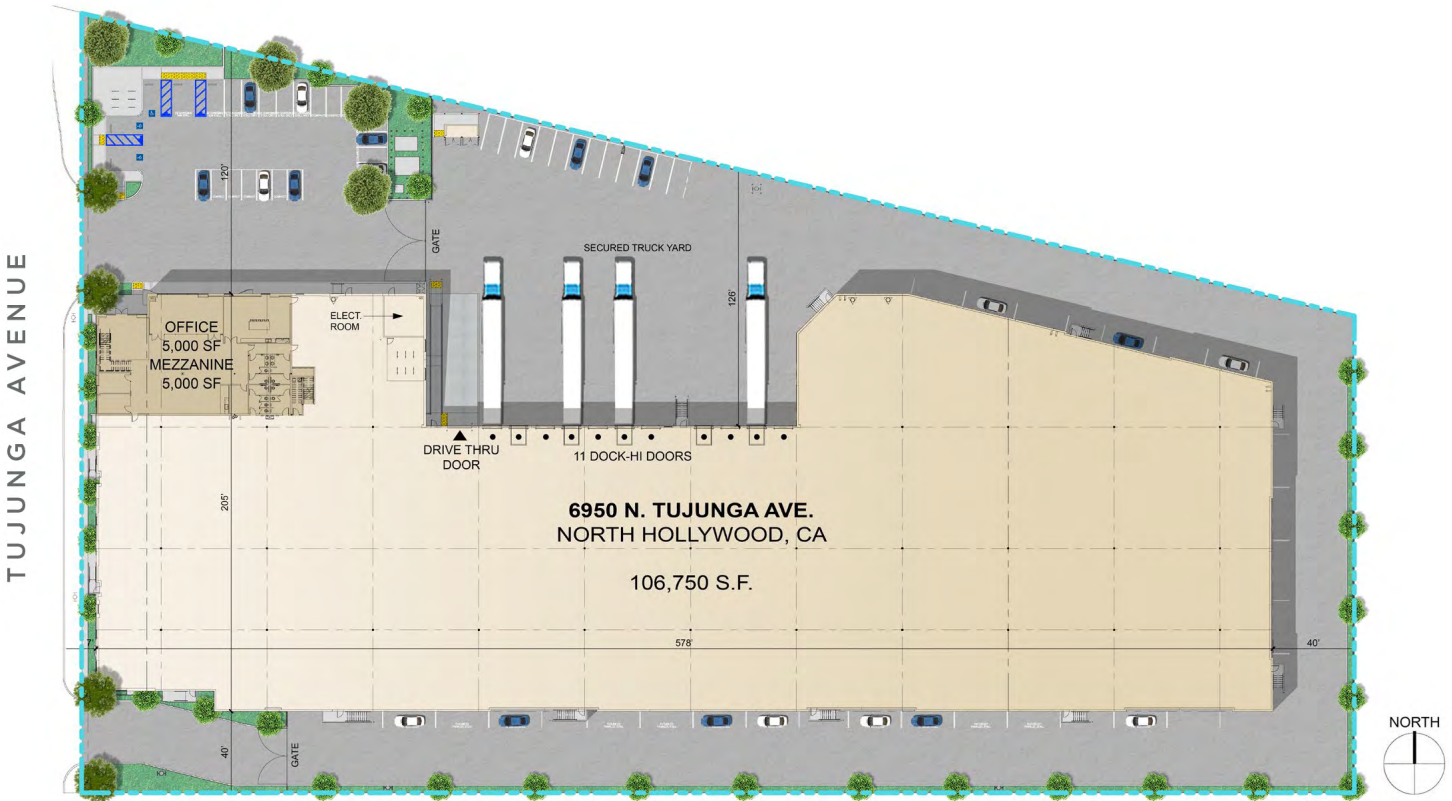
Characteristics

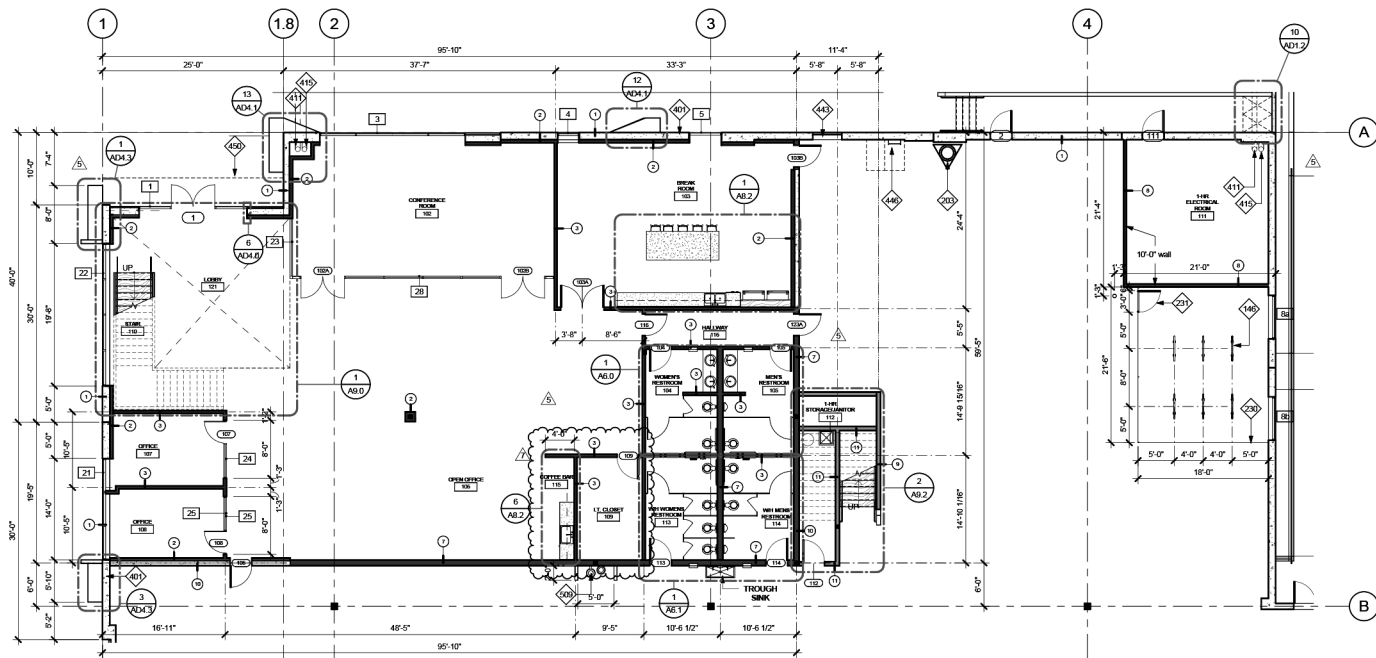
- Office: Approximately 10,000 SF, 2-Story
- Mezzanine Space: 5,000 SF
- Property Size: 4.43 Acres
- Speed Bay Spacing: 60' x 56'
- Column Spacing: 40' x 56'
- Dock-High Doors: 11
- Ground-Level Doors: 1
- Clear Height: 32'
- ESFR Sprinkler System
- Power: 4,000 amps
- Skylights: 2.5%
- Total Parking Spaces: 58

ENHANCED

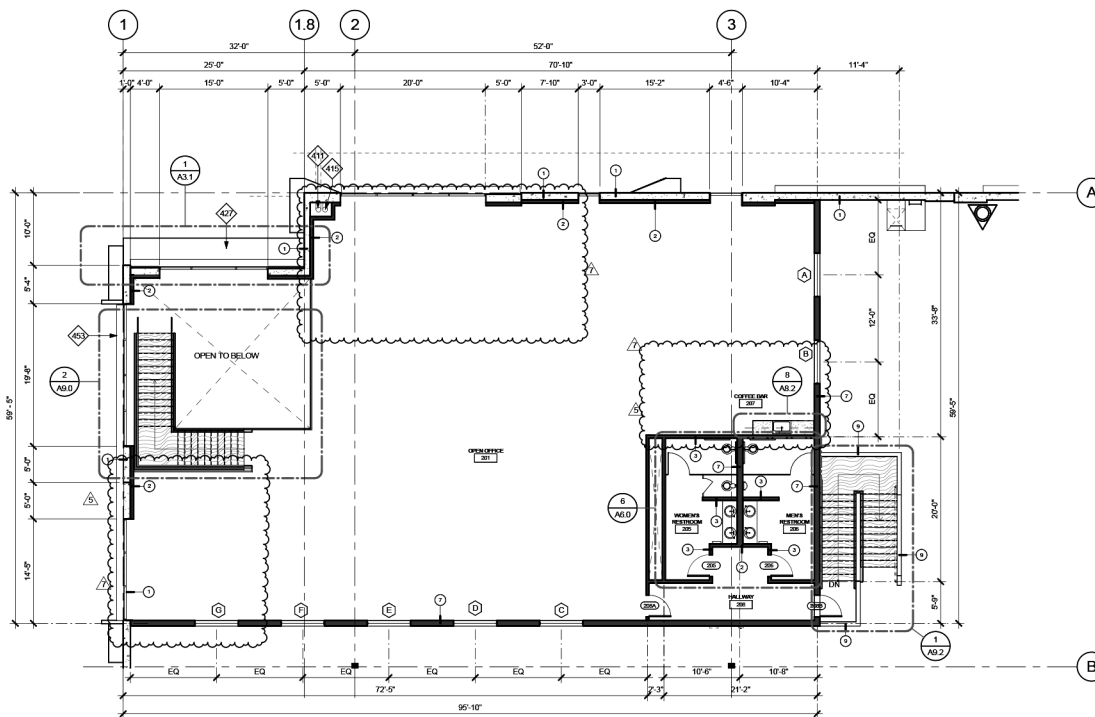
Features

- Brand New Construction of Class A Design
- Contemporary Architectural Features
- Clerestory Glass
- Premium Interior & Exterior Finishes
- Extensive Landscaping
- Fully Secure Truck Court with Minimum 135' Circulation with concrete drive aisles and truck court
- 7 EV Stalls
- 12 Future EV Stalls (Conduit Only)
- 12 Long Term Bicycle Parking
- 12 Short Term Bicycle Parking





1 ENLARGED GROUND LEVEL OFFICE PLAN
1/8" = 1'-0"

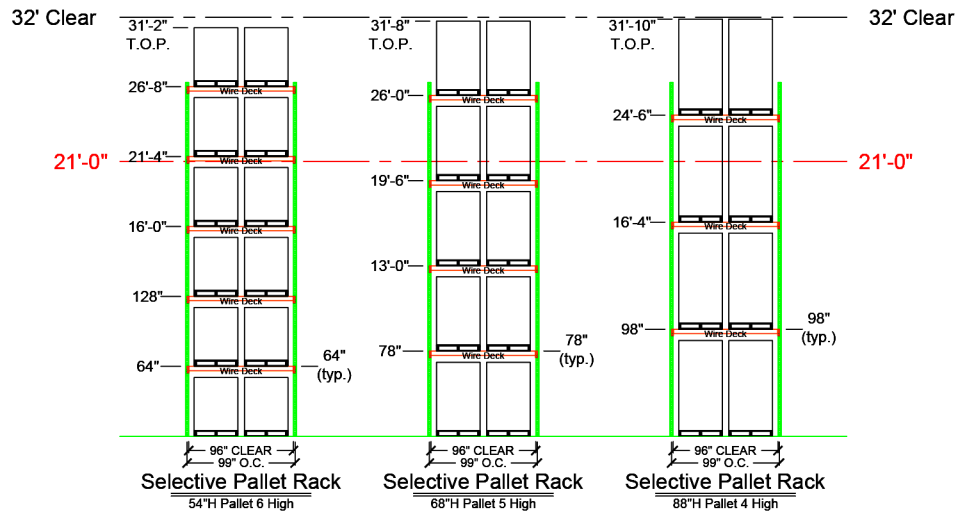
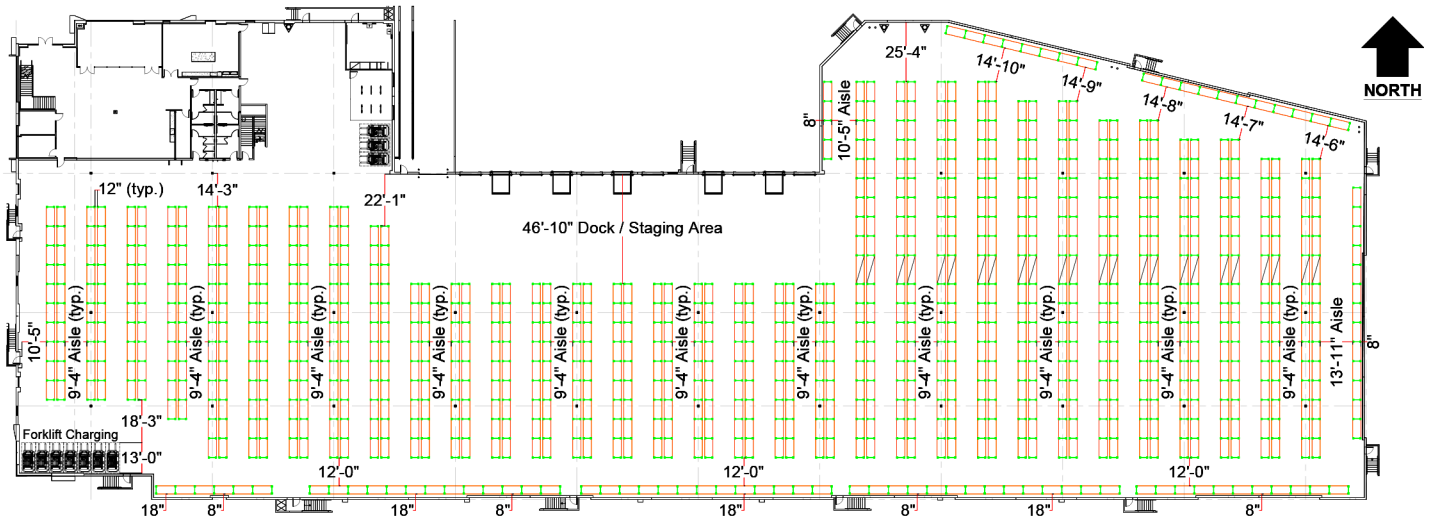


2 ENLARGED MEZZANINE FLOOR PLAN
1/8" = 1'-0"

BUILDING SPECIFICATIONS SUMMARY



ADDRESS	6950 Tujunga Ave, North Hollywood, CA 91605
ARCHITECT	Herdman Architecture + Design, Inc
TOTAL BUILDING NRA (SQ FT)	106,750 SF
BUILDING FOOTPRINT (SQ FT)	101,750 SF
TOTAL OFFICE AREA (SQ FT)	10,000 SF
GROUND LEVEL OFFICE (SQ FT)	5,000 SF
MEZZANINE OFFICE (SQ FT)	5,000 SF
LAND ACRES	4.43
COVERAGE	52.73%
AUTO PARKING STALLS	58
DOCK HIGH DOORS	11
LOADING PACKAGES	40K LB mechanical levelers installed on every other door (Serco 7'Wx8'L) 50K cycles overhead doors
GRADE LEVEL DOORS	1
DOCK HEIGHT (FT)	4'
CLEAR HEIGHT (FT)	32'
MAX RIDGE HEIGHT	40'
BAY SPACING	60' speed bay, 50' typical bay spacing perpendicular to dock doors 52' bay typical parallel to dock doors, odd bay at end per plan
BUILDING DEPTH (FT)	140'
TRUCK COURT DEPTH (FT)	Max 153', Average 137'
FIRE PROTECTION	ESFR K-25
ROOFING	4-Ply Built Up
SKYLIGHTS	2.5% total roof area smoke hatch and skylights, smoke hatch calc per code
WAREHOUSE SLAB	7" Thick Flat Slab, 4,000 PSI
LOADING DOORS	9'x10' sectional overhead with vision glazing
LIGHTING	20 FC
WAREHOUSE LIGHTING	LED
INSULATION	White Faced Scrim
ELECTRICAL	4,000 amps
PAVING	100% Concrete
PAINTING	Exterior & Interior Warehouse Coatings
MECHANICAL	1 Air Change/Hr.



Number of Bays	Pallet Height	Pallet Positions
917	54"	10,576
	68"	8,968
	88"	7,110

INTERIOR PHOTOS

BRIDGE



bridgepointnorthhollywood.com | 6950 Tujunga Ave | North Hollywood, CA

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.

 CUSHMAN & WAKEFIELD

MEDIAN HOUSEHOLD INCOME MAP

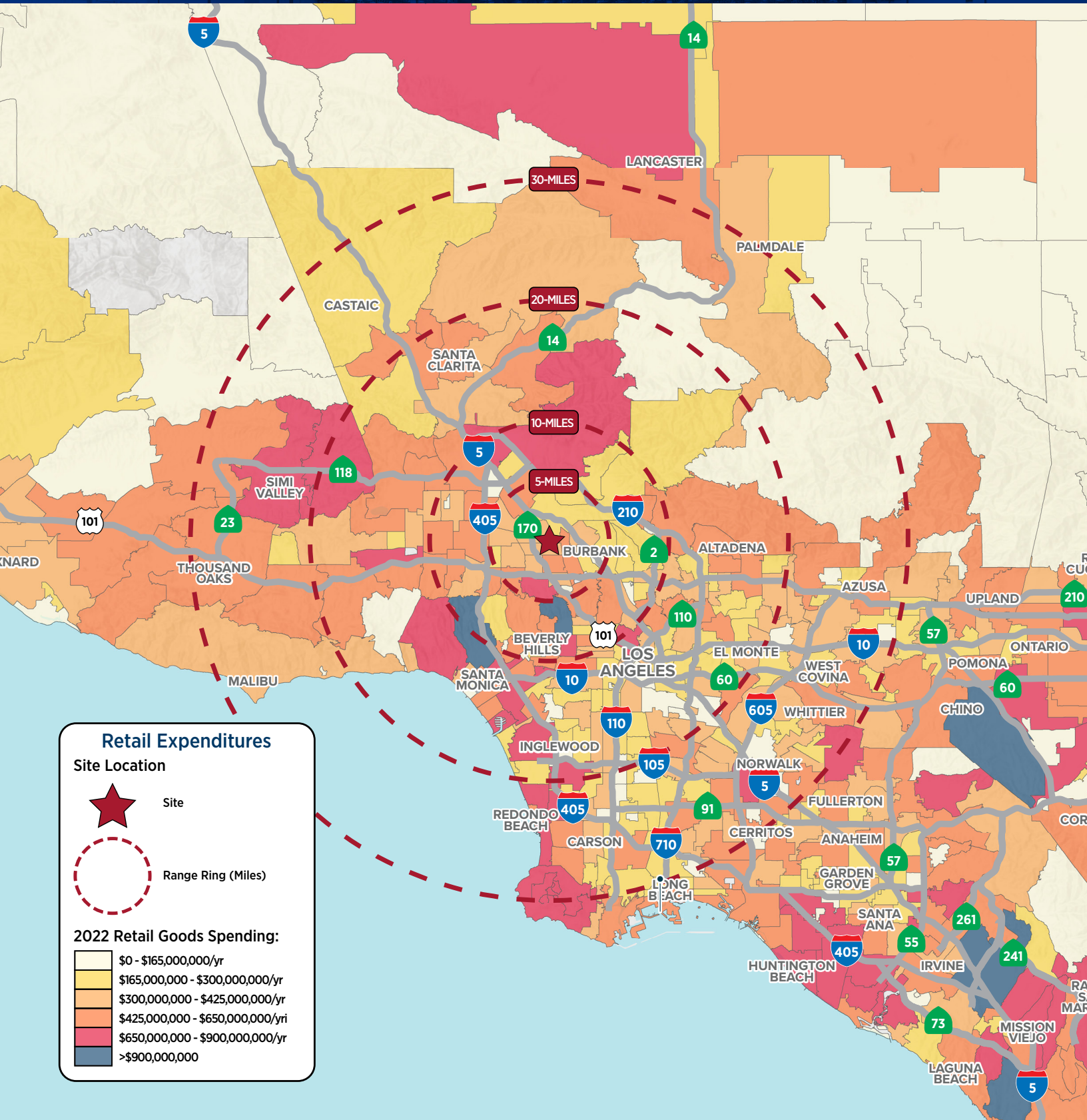


[bridgepointnorthhollywood.com](https://www.bridgepointnorthhollywood.com) | 6950 Tujunga Ave | North Hollywood, CA

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.



MEDIAN HOUSEHOLD INCOME MAP



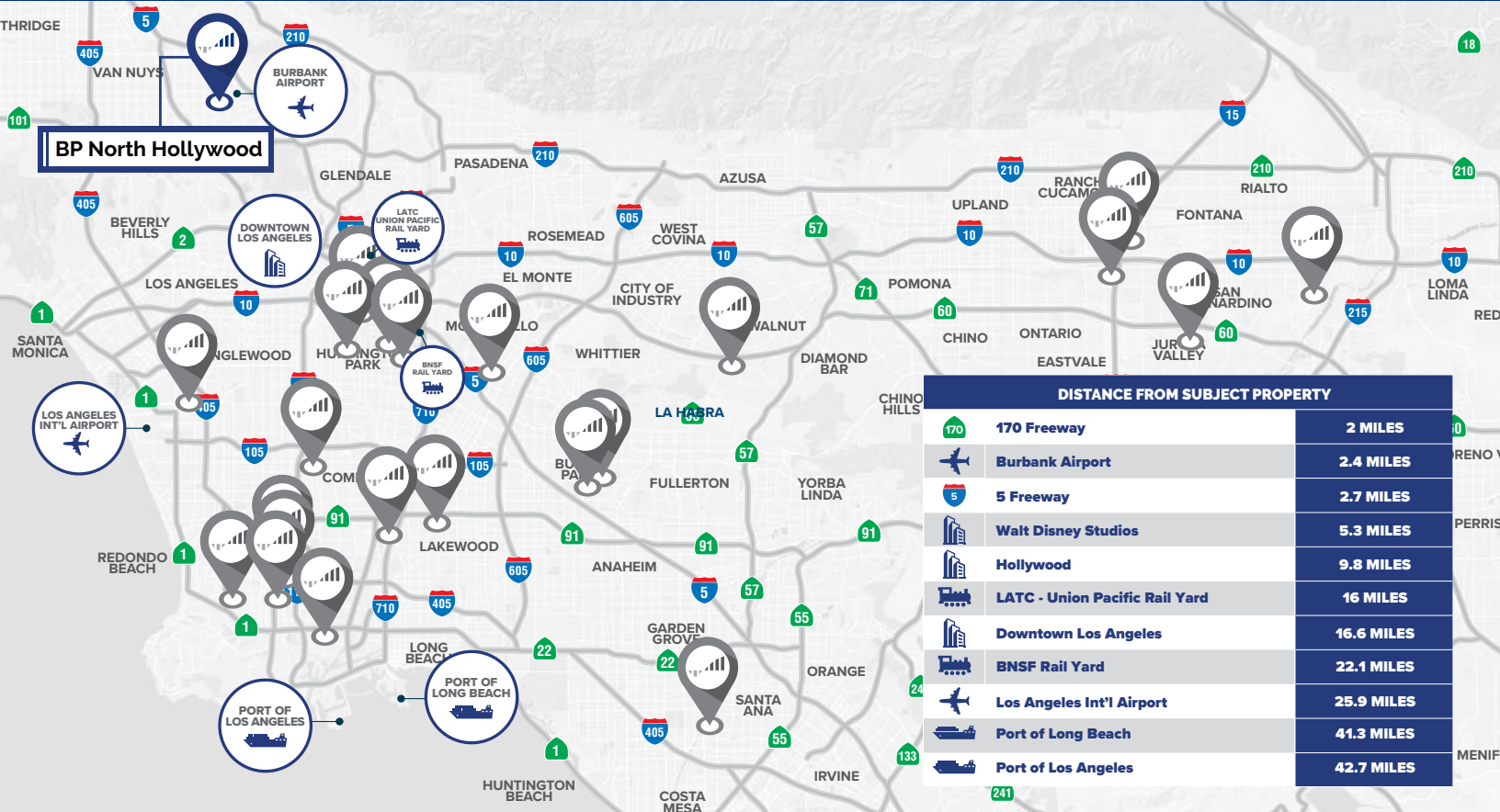
PROXIMITY TO CA-170 FWY



PROXIMITY TO I-5 & BURBANK AIRPORT



DISTANCE MAP & CORP. NEIGHBORS

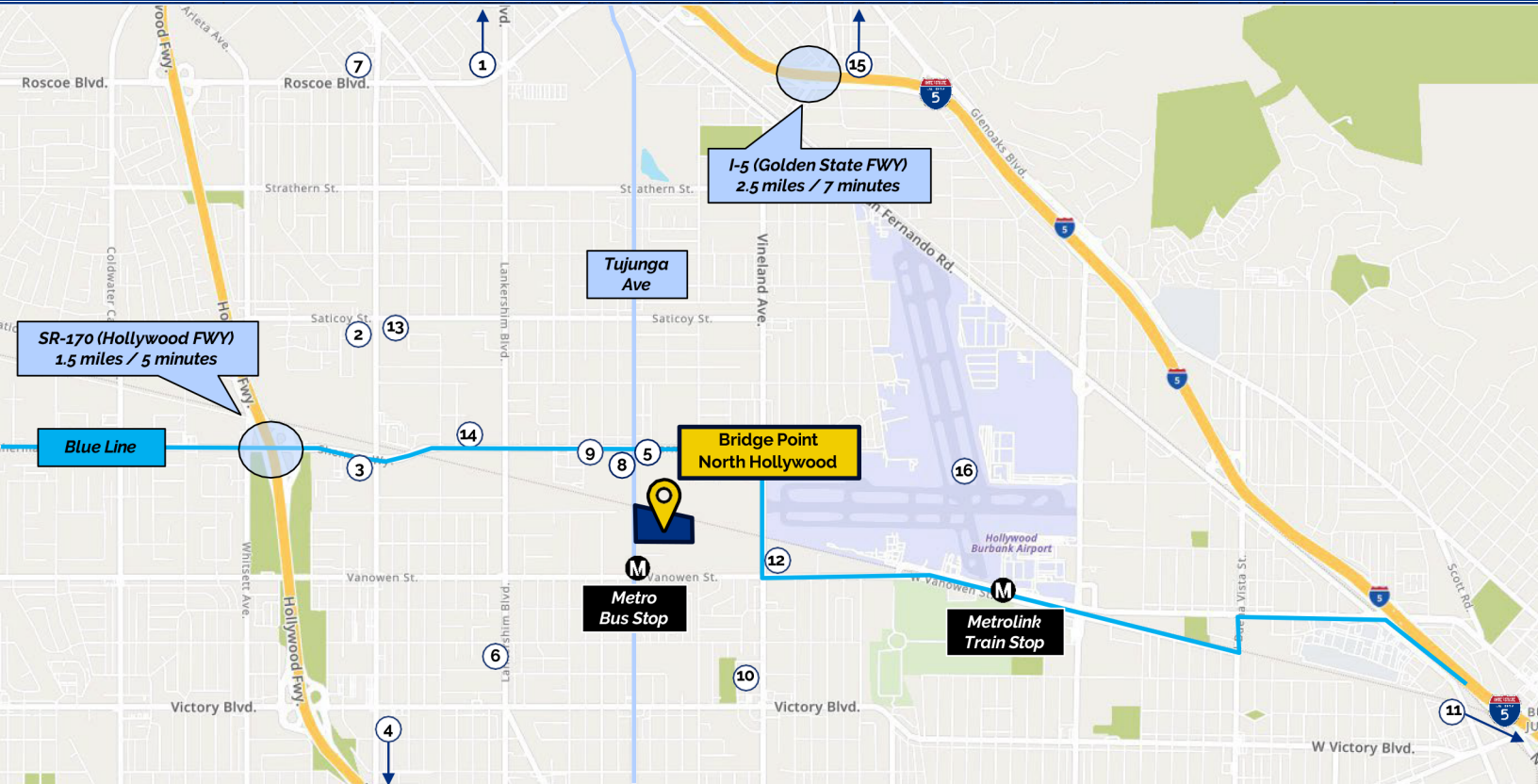


bridgepointnorthhollywood.com | 6950 Tujunga Ave | North Hollywood, CA

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.

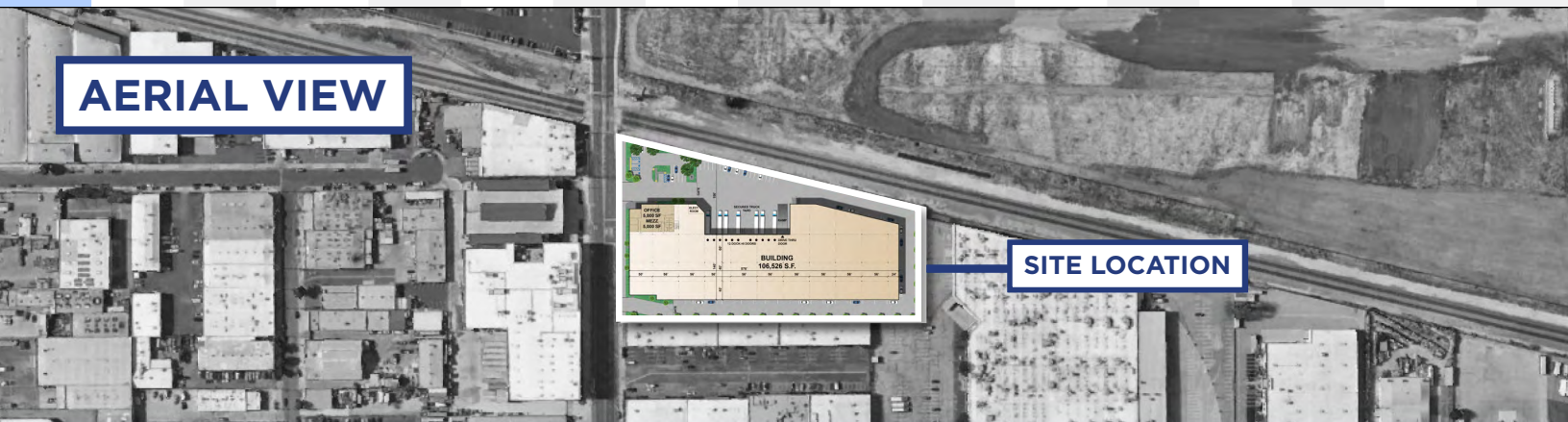


NORTH HOLLYWOOD TENANT SERVICES MAP



Tenant Services Map - Bridge Point North Hollywood

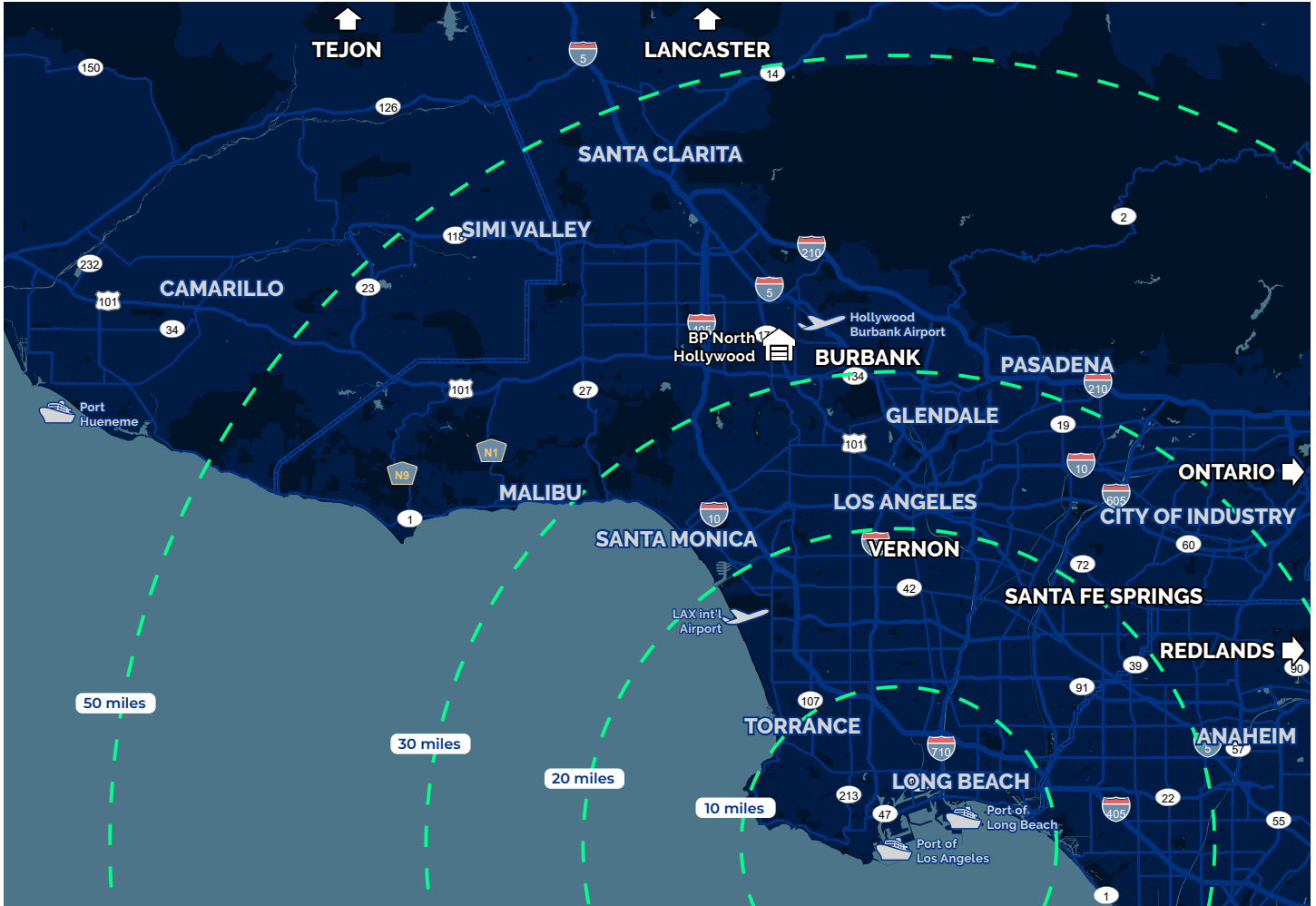
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Name	Pacifica Hospital	ViaSalud Medical Center	LAFD Station #89	LAPD	FedEx Ship Center	USPS	UPS Store	Costco	Home Depot	Target	Burbank Town Center	ARCO	Super 8 - North Hollywood	MPG Truck Solutions	Bull's Truck Wash #2	Hollywood Burbank Airport
Address	9449 San Fernando Rd.	744 Laurel Canyon Blvd.	7063 Laurel Canyon Blvd.	11640 Burbank Blvd.	11340 Sherman Way	6535 Lankershim Blvd.	8309 Laurel Canyon Blvd.	11428 Sherman Way	11600 Sherman Way	11051 Victory Blvd.	201 E Magnolia Blvd.	6804 Vineland Ave.	7541 Laurel Canyon Blvd.	11801 Sherman Way	12242 Brandford St.	2627 N Hollywood Way
Service Type	Emergency	Emergency	Public Safety	Public Safety	Shipping	Shipping	Shipping	Retail	Retail	Retail	Retail	Fuel	Lodging	Truck Repair	Truck Wash	Airport
Phone #	(818) 252-2184	(818) 691-3260	(818) 756-8689	(818) 754-8300	(800) 463-333	(800) 275-8777	(818) 767-9927	(818) 423-7082	(818) 764-9600	(818) 761-3083	(818) 566-8556	(818) 761-1494	(818) 765-9800	(424) 342-4144	(818) 899-3700	(818) 840-8840
Proximity	3.8 miles	2.0 miles	1.5 miles	2.3 miles	0.5 miles	1.2 miles	3.0 miles	0.4 miles	0.7 miles	1.4 miles	4.4 miles	0.9 miles	2.0 miles	1.0 miles	4.7 miles	1.8 miles



bridgepointnorthhollywood.com | 6950 Tujunga Ave | North Hollywood, CA

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.



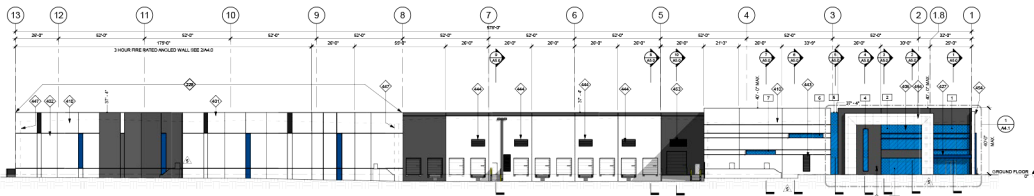


SUBMARKET	COST PER CONTAINER (FROM LA/LB PORT)	DIFFERENCE (COST DIFFERENCE PER CONTAINER)	ANNUAL SAVINGS 5,000 CONTAINERS/YR*	ANNUAL SAVINGS 10,000 CONTAINERS/YR**
Burbank	\$884	\$0	\$0	\$0
Ontario	\$990	\$106	\$530,000	\$1,060,000
Redlands	\$1,112	\$228	\$1,140,000	\$2,280,000
Lancaster	\$1,175	\$291	\$1,455,000	\$2,910,000
Tejon	\$1,434	\$550	\$2,750,000	\$5,500,000

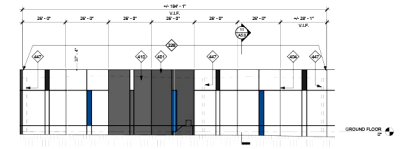
*Assumes volume of 5,000 x 40' containers per year
 **Assumes volume of 10,000 x 40' containers per year
 Excludes Accessorial Charges (between drayage companies - vary ± 15% to 25%)

Source: WCL Consulting - Southern California 2022 Container Drayage Rate Report

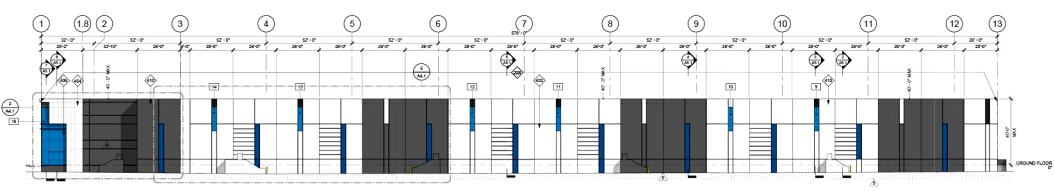
RENDERINGS & ELEVATION



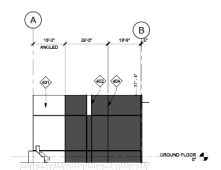
1 NORTH ELEVATION
1" = 20'-0"



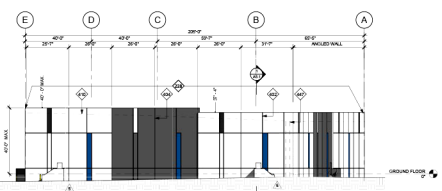
2 NORTH ELEVATION - ANGLED WALL
1" = 20'-0"



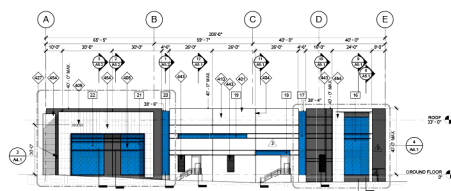
3 SOUTH ELEVATION
1" = 20'-0"



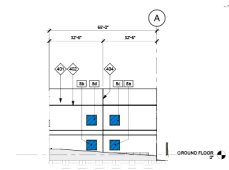
6 WEST FACING TRUCK COURT RETURN
1" = 20'-0"



4 EAST ELEVATION
1" = 20'-0"



5 WEST ELEVATION
1" = 20'-0"



7 EAST FACING TRUCK COURT RETURN
1" = 20'-0"

bridgepointnorthhollywood.com | 6950 Tujunga Ave | North Hollywood, CA

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.



BRIDGE

72 MILLION+ SF WORLDWIDE

Seattle

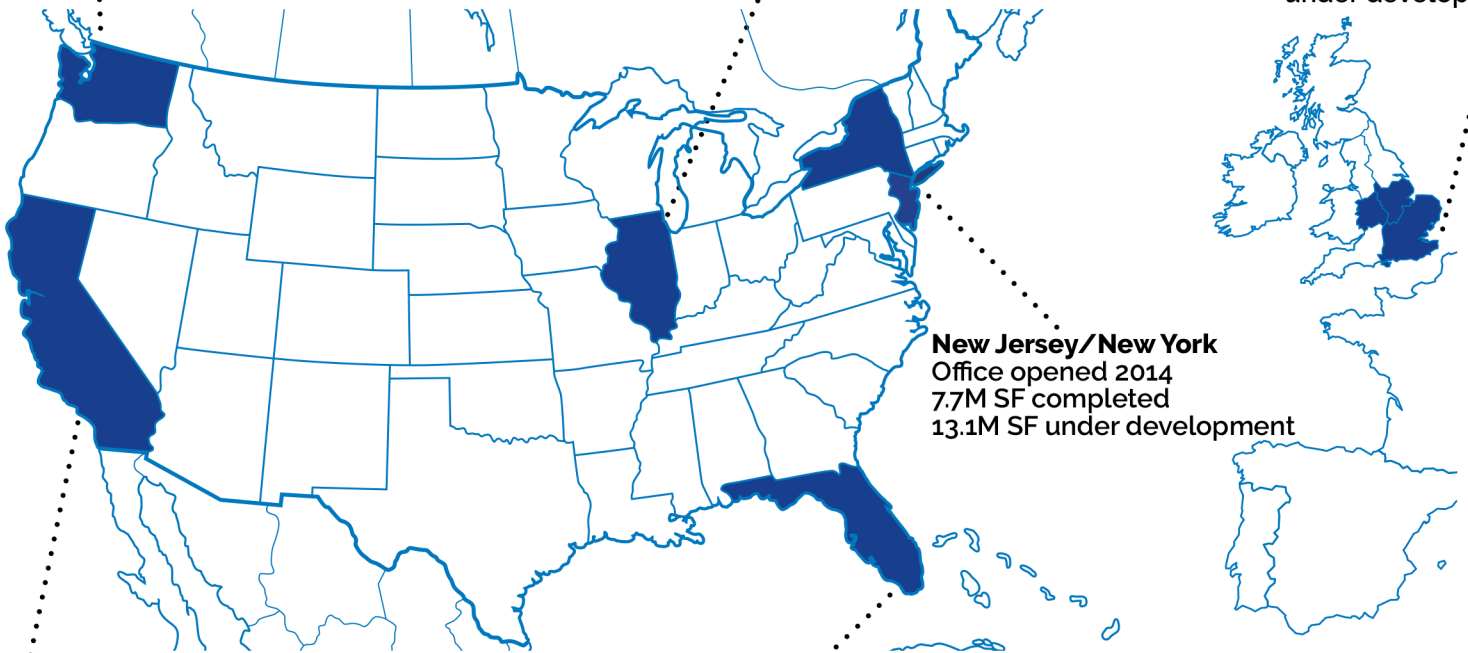
Office opened 2018
2.8M SF completed
6.7M SF under development

Chicago

Office opened 2000
16.7M SF completed
4.8M SF under development

London

700,000+ SF
under development



Los Angeles/San Francisco

Office opened 2015
4.5M SF completed
4.5M SF under development

New Jersey/New York

Office opened 2014
7.7M SF completed
13.1M 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

444 W. Lake ST., STE. 3125, Chicago, IL 60606

WWW.BRIDGEINDUSTRIAL.COM