

# BRIDGE POINT IRVINE

BridgePointIrvine.com | 1 Banting | Irvine, CA 92618

 BRIDGE



AVAILABLE SPACE

**215,224 SF**

OFFICE SIZE

**5,283 SF**

CLEAR HEIGHT

**36'**

LAND SIZE

**12.35 Acres**

POWER

**4,000 Amps**

OCCUPANCY

**Available Now**

## NEW INFILL DEVELOPMENT IRVINE SPECTRUM SUBMARKET



### HIGHLIGHTS

- This property is comprised of three parcels (12.35 AC)
- Flexible zoning: light manufacturing / warehouse
- Ideal candidate for industrial manufacturing in Irvine, CA
- Fully built 5,283 SF of single story office space (turn-key)
- 23 Dock high doors, 32 trailer stalls and 199 auto stalls
- Close proximity to I-5/I-405/CA-133

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# SITE PLAN AND BUILDING SPECIFICATIONS

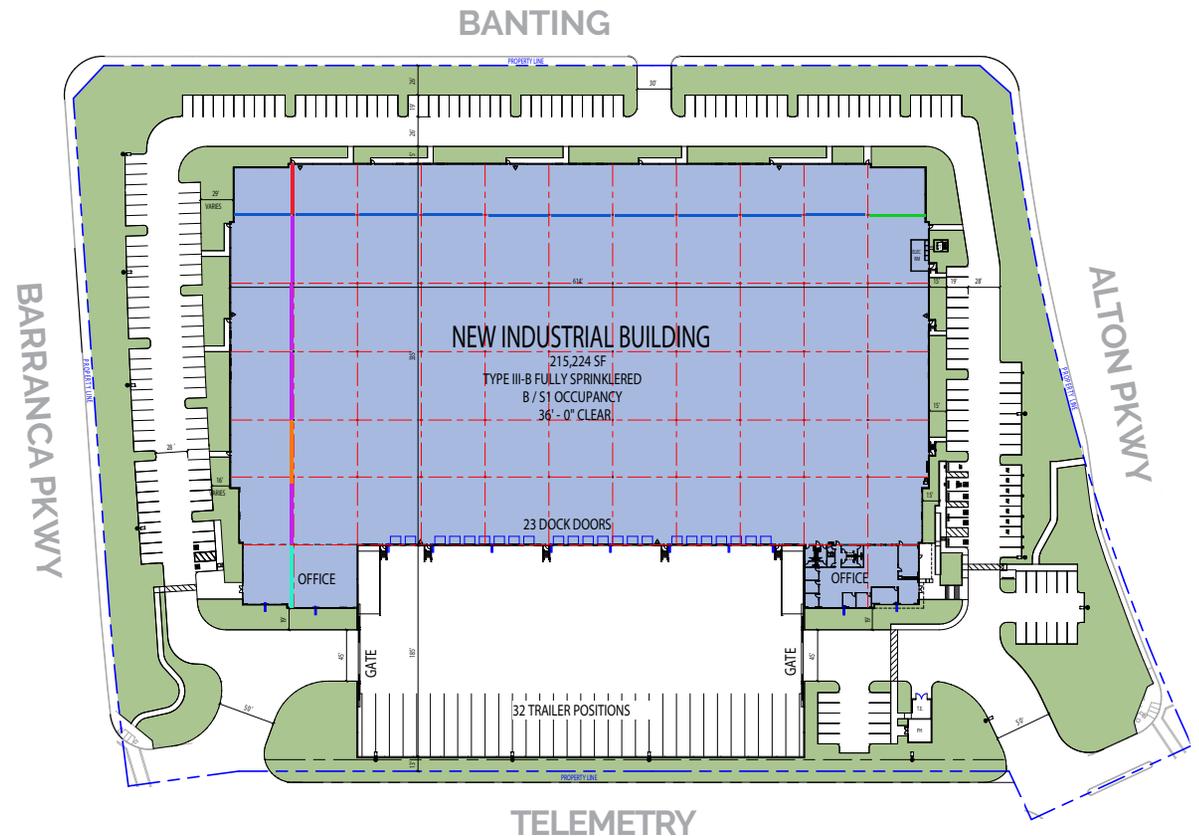


## BUILDING FEATURES

# 215,224 SF

- Building Total Area: 215,224 SF
- Clear Height: 36' 6" speed bay behind 1st column line
- Column Spacing: 60' x 56' and 45' x 56' interior bays
- Dock High Doors: (23) 9'W x 10'H dock high doors – manual vertical lift
- Power: 4,000 Amps
- Grade Level Doors: (2) 12'W x 14'H grade level door. manual chain hoist
- Car Parking: 199 Auto Stalls
- Trailer Parking: 32 Trailer positions.
- Spec Office: 5,283 SF Single Story Office
- Truck Court: 185'
- Solar: 3.5 lb. misc load available
- Skylights: 2.5% skylights across the warehouse
- Warehouse Lighting: LED lighting @ 20-foot candle at 30" A.F.F. with T24 required controls designed.
- Fire System: ESFR sprinkler, 25 psi system with K25 heads.
- Amenities: Electric conduits for gates  
Electrical for guard booths  
EV Chargers 9 installed -  
Electrical conduit for 26 future EV

Column Spacing: — = 45' — = 50' — = 54' — = 55' — = 56' — = 60'



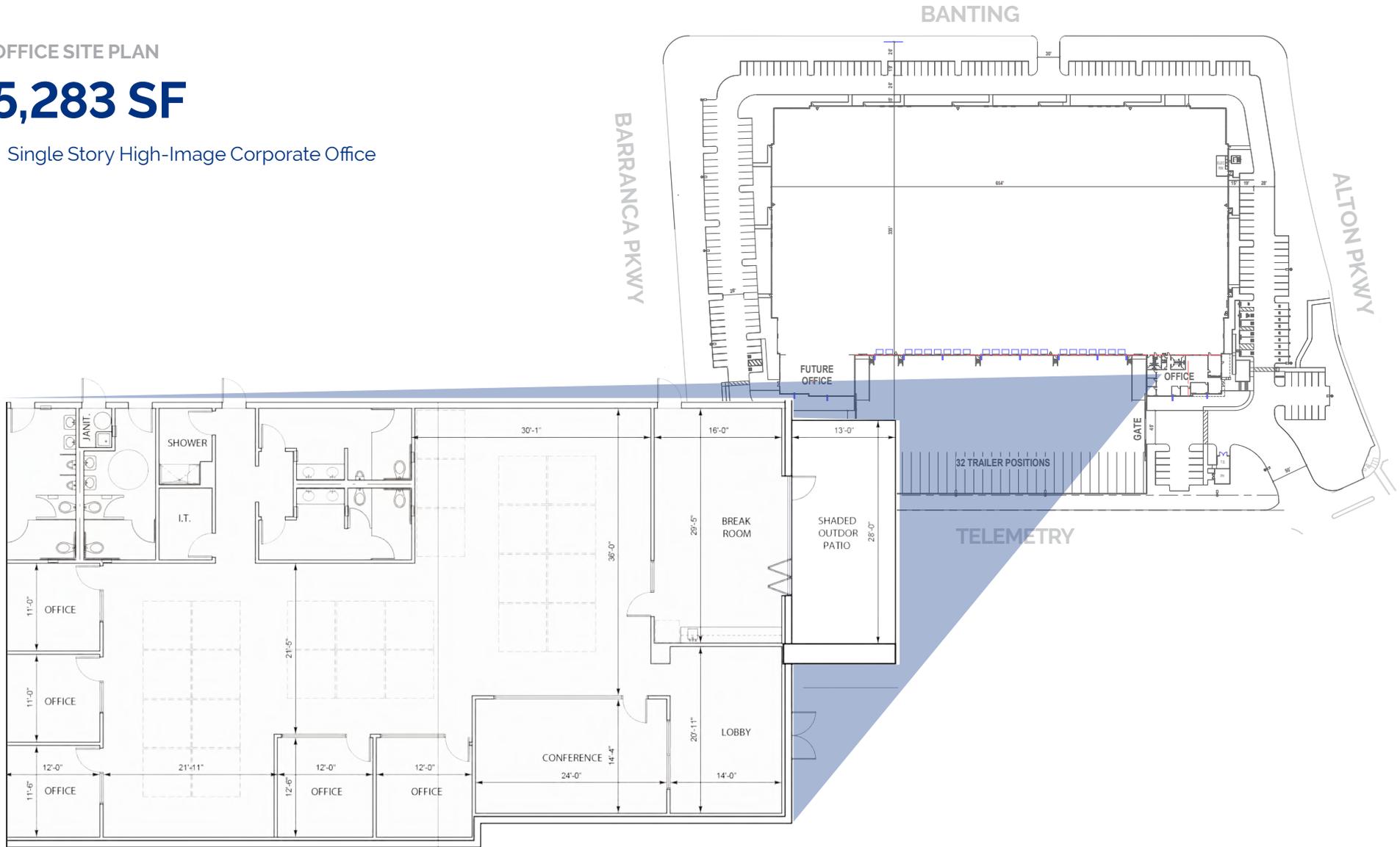
# OFFICE SITE PLAN



OFFICE SITE PLAN

## 5,283 SF

Single Story High-Image Corporate Office



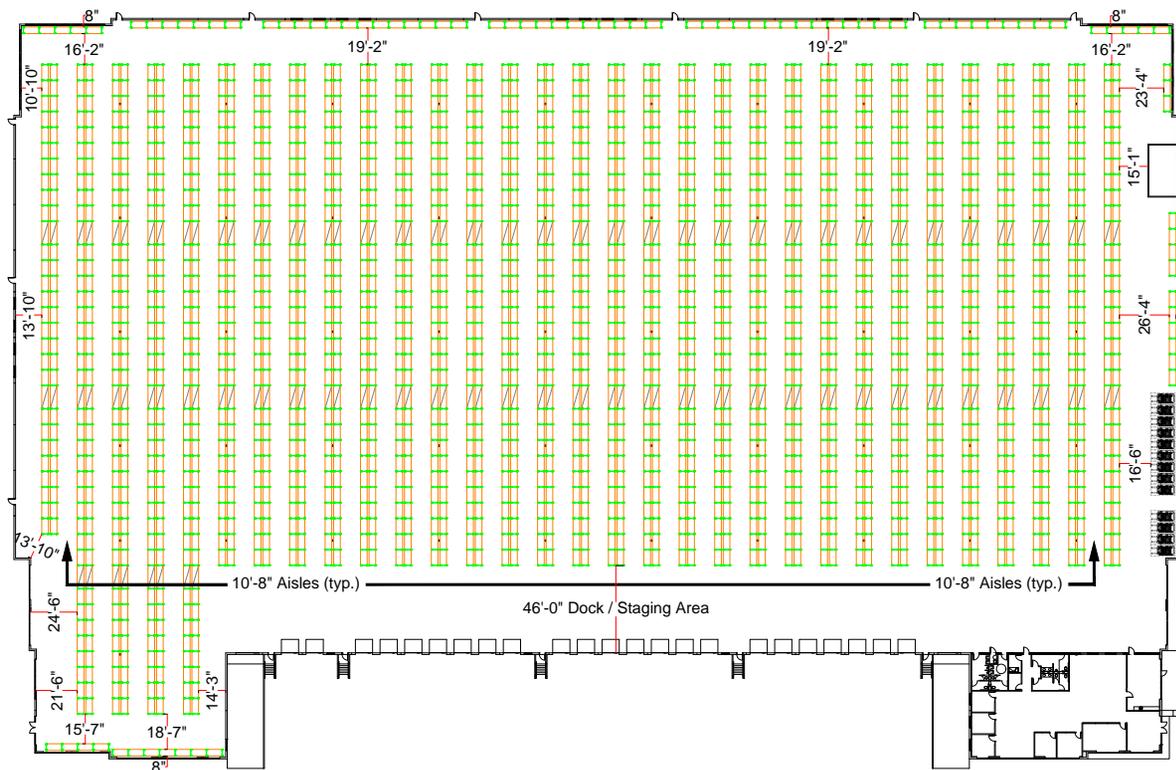
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WAREHOUSE

## RACKING PLAN

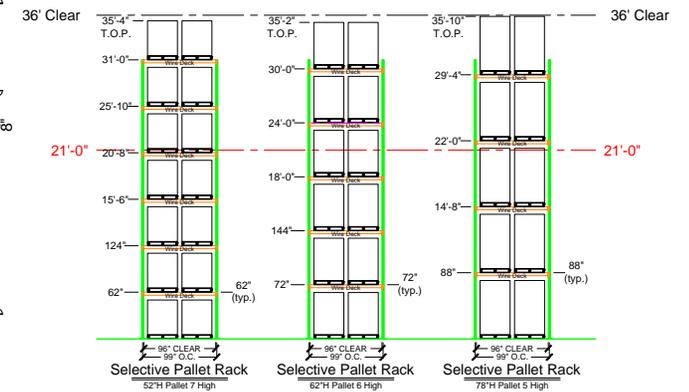


### 36' CLEAR HEIGHT

215,294 SQFT

Number of Bays	Pallet Height	Pallet Positions
2,078	52"	28,300
	62"	24,012
	78"	20,120

The top beam level is limited to a height of 21'-0" for bays that are a part of single rows.



# PROXIMITY MAP



TO INTERSTATE 5

**<1 miles**  
**<2 minutes**

TO INTERSTATE 405

**2 miles**  
**4 minutes**

TO JOHN WAYNE AIRPORT

**7.8 miles**  
**12 minutes**

## HIGHLIGHTS

- 1.5 Miles to Irvine Spectrum
- 27 Miles to Long Beach Airport
- 37 Miles to Port of Long Beach
- 38 Miles to Port of LA
- 46 Miles to LAX Airport



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TO IRVINE BUSINESS CENTER

**0.8 miles**  
**<1 minutes**

TO IRVINE SPECTRUM

**1.5 miles**  
**4 minutes**

TO ALTON MARKETPLACE

**1.5 miles**  
**4 minutes**

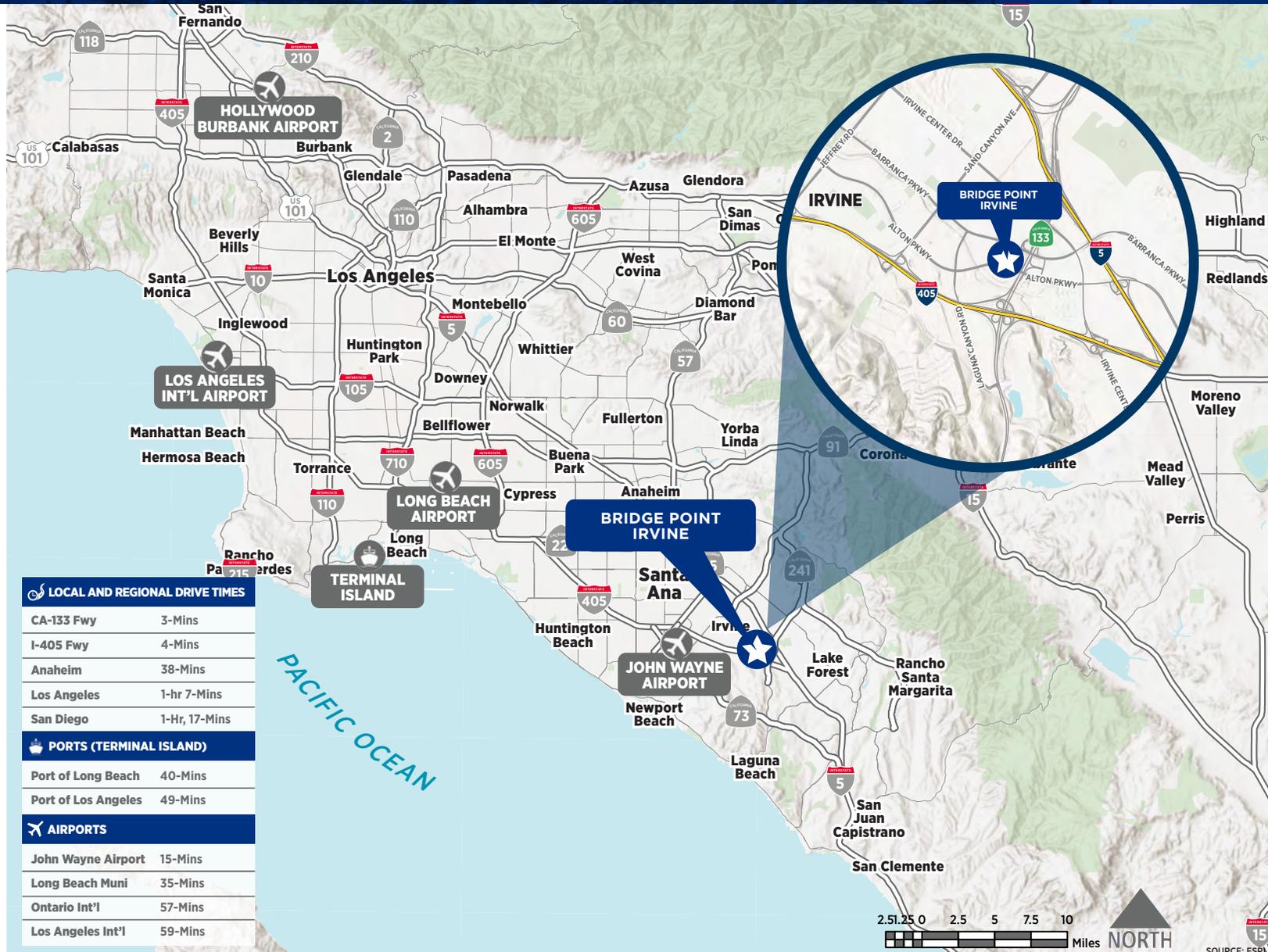
### HIGHLIGHTS

- Neighboring Credit Tenants:
  - Canon Corporation
  - FedEx
  - Volcom
  - Alcon
  - Maruchan
  - Toyota



## RATES AND DISTANCES

# Bridge Point Irvine



# 185' Truck Court



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CALIFORNIA

## Track Record

ACRES ACQUIRED

**680**

BUILDINGS DEVELOPED

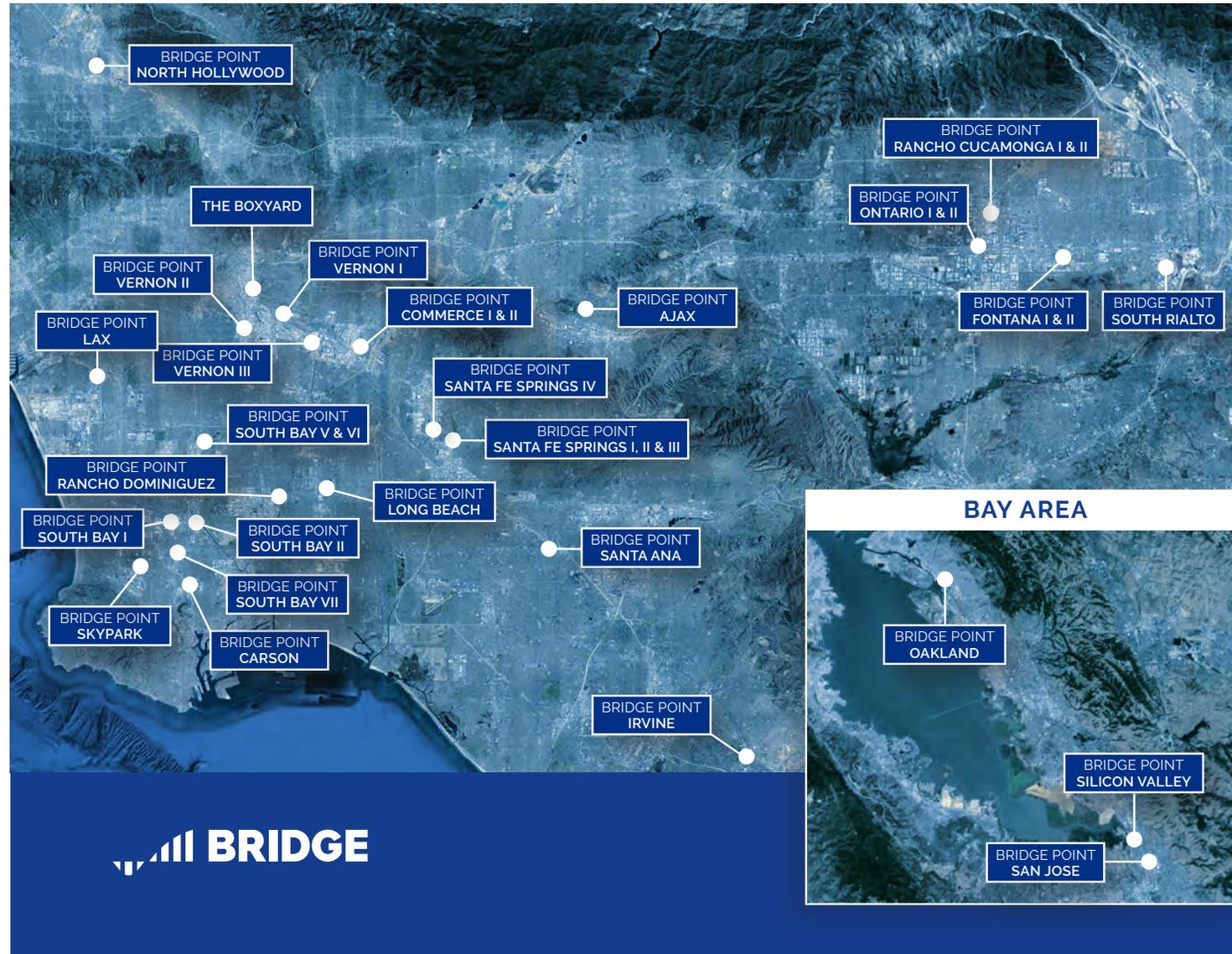
**50**

BILLION GAV

**\$3.5**

DEVELOPED OR UNDER CONSTRUCTION

**+11.75M SF**



## 74 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			
Developer of the Year, NAIOP SoCal	2023	Developer of the Year, NAIOP South Florida	2023, 2021, 2019, 2018, 2016
Green Lease Leader with Gold	2023	Developer of the Year, NAIOP	2021, 2019, 2015
New Good Neighbor, NJ Business & Industry Association	2023, 2021	Industrial Redevelopment of the Year, Multi-Tenant, Illinois RE Journal	2021
BOMA TOBY Awards, Miami & Southern Region	2023, 2022	Deal of the Year, NAIOP New Jersey	2020, 2018
Industrial Speculative Development of the Year, NAIOP Chicago	2022, 2021, 2020, 2019, 2018, 2017	Most Significant Industrial Transaction of the Year, Illinois RE Journal	2019
Industrial Project of the Year, South Florida Business Journal	2022, 2020, 2018	Community Appearance Award, City of Fort Lauderdale	2019, 2018
Industrial Impact Award, United Way of Northern New Jersey	2022	Developer of the Year, Chicago Commercial Real Estate Awards	2018, 2015, 2011
Industrial Project of the Year, NAIOP SoCal	2024, 2022	Project of the Year, NAIOP South Florida	2017
Industrial Development of the Year, Chicago Commercial RE Awards	2021	Industrial Redevelopment of the Year, NAIOP	2015, 2014
Industrial TOBY Award Pacific Northwest Region	2024	Deal of the Year, San Francisco Business Journal	2024
Industrial TOBY Award Pacific Northwest Region	2023		