

BRIDGE POINT SOUTH BAY VI

 BRIDGE

www.bridgesouthbayvvi.com | 159 East Rosecrans Avenue | Los Angeles, CA



Virtual Building Tour Link

COMPLETE AND READY FOR OCCUPANCY

NEW INFILL DEVELOPMENT SOUTH BAY SUBMARKET

HIGHLIGHTS

- FULLY COMPLIANT WITH GREEN ZONE ORDINANCE
- 24/7 OPERATIONS ALLOWED
- State-of-the-Art Industrial Design
- Drive-Around Capability
- Corner Location at Main Street and Rosecrans Avenue
- Directly Adjacent to 110, 91, and 105 Freeways
- Beneficially Located in Unincorporated Los Angeles County
- 16.1 Miles (22 Mins.) From the Port of Long Beach
- 15.1 Miles (20 Mins.) From the Port of Los Angeles
- 110 Freeway Exit at Rosecrans Ave or Redondo Beach Blvd

AVAILABLE SPACE

107,733 SF

NUMBER OF BUILDINGS

One

DELIVERY DATE

Available Now

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 Colliers

BUILDING 2

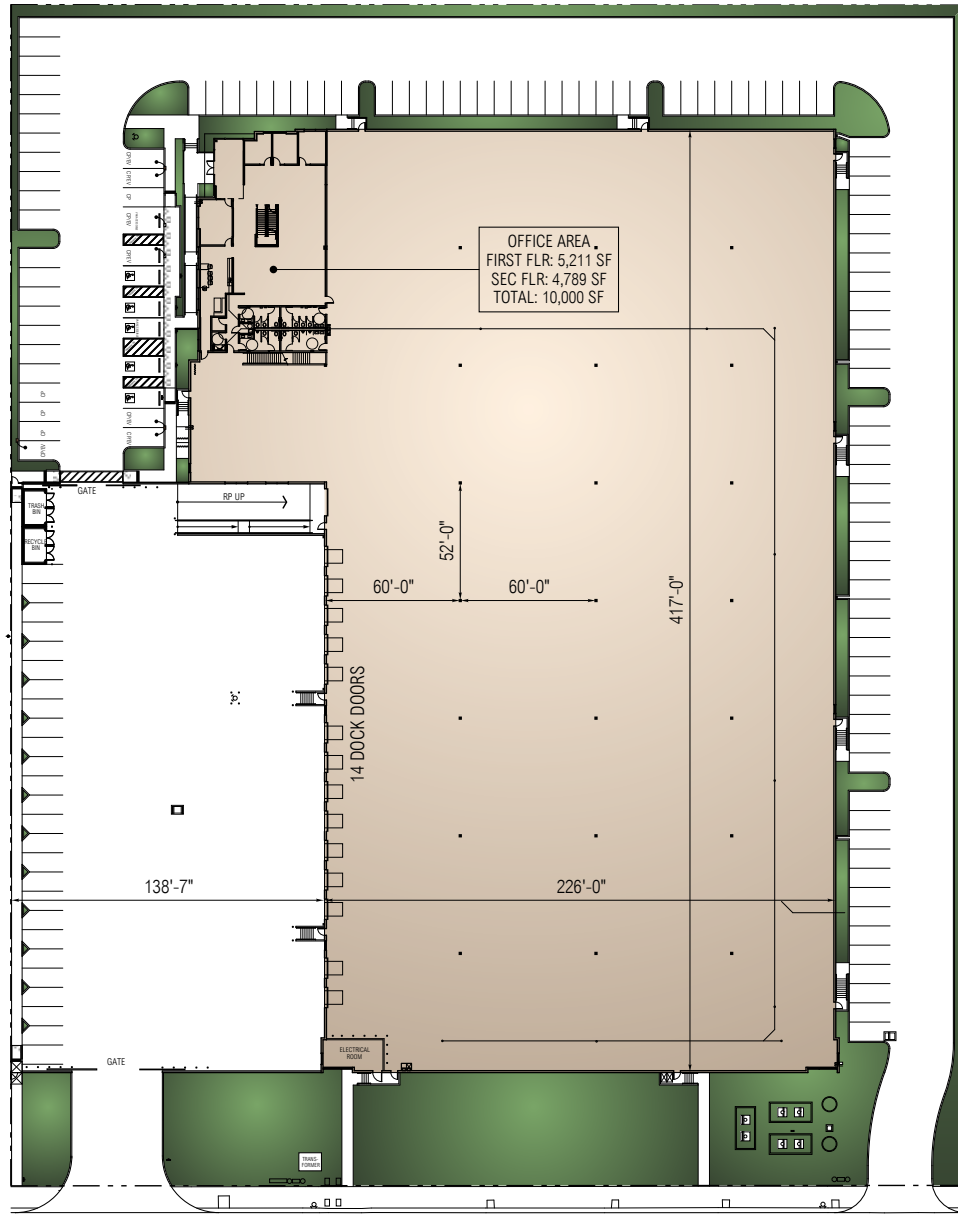
Characteristics

- Size: 107,733 sf
- Clear Height: 32'
- Exterior Docks: 14
- Drive-in Doors: 1
- Car Parking: 141
- Sprinkler: ESFR
- Truck Court: 139'
- Spec Office: 10,000 sf
- Site Area: 5.06 Acres

ENHANCED

Features

- Class A Design
- Brand New Construction
- Contemporary Architectural Features
- Clerestory Glass
- Premium Interior & Exterior Finishes
- Extensive Landscaping



ROSECRANS AVENUE



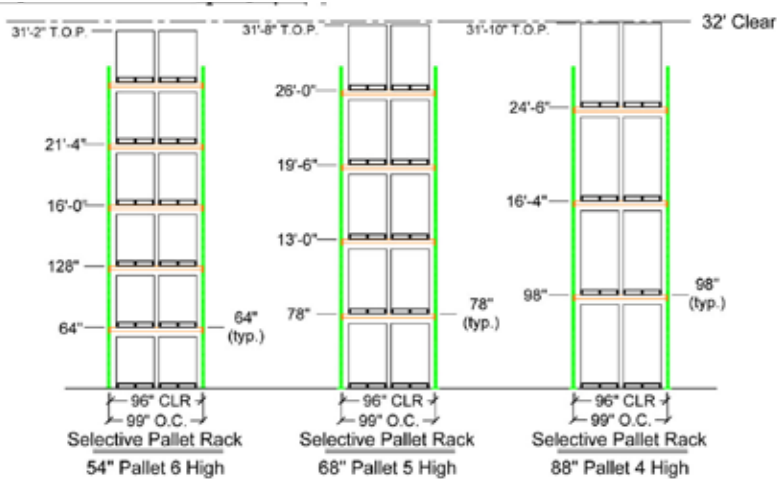
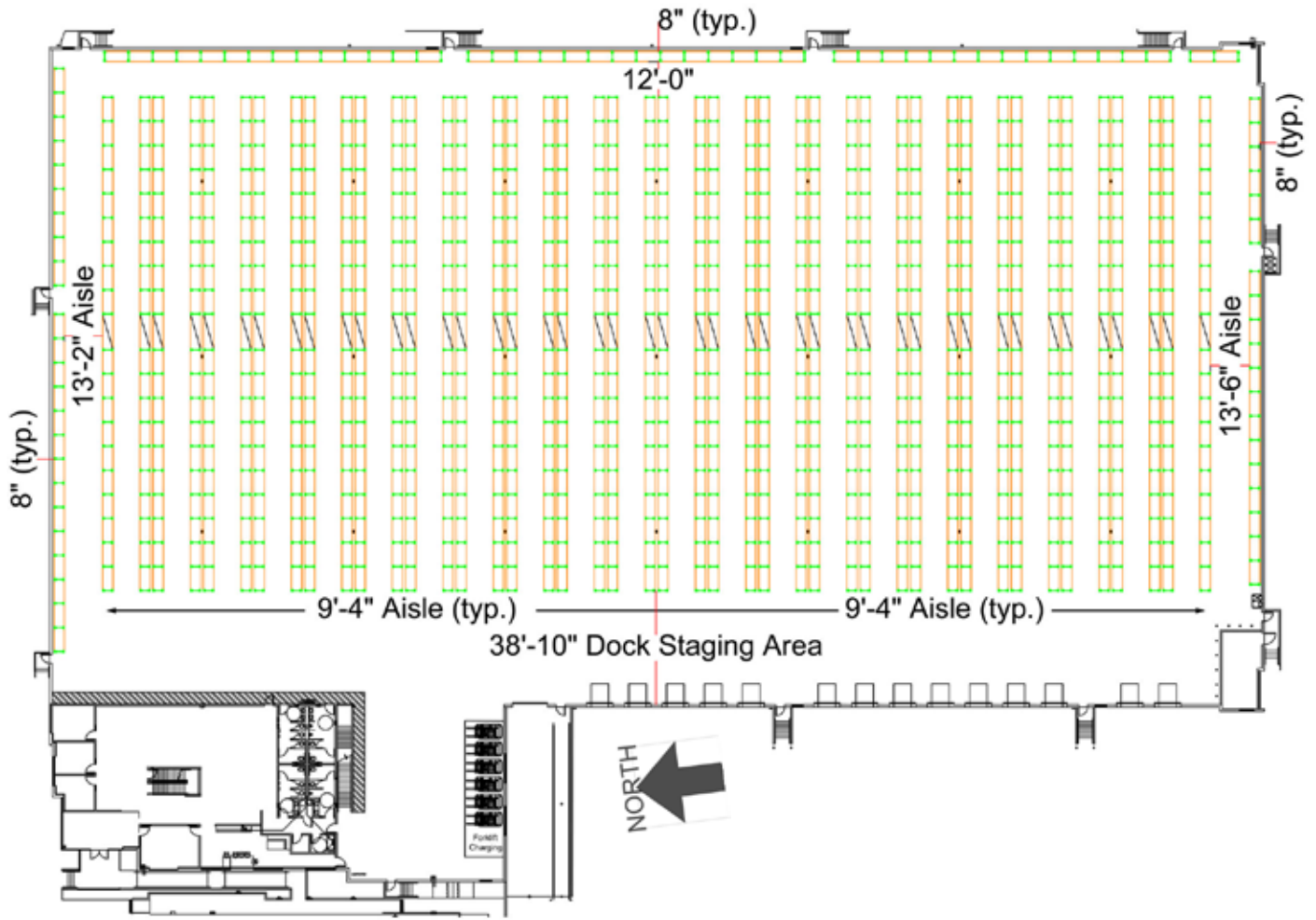
WAREHOUSE INTERIOR & TRUCK COURT BRIDGE



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32' CLEAR HEIGHT

Number of Bays	Pallet Height	Pallet Positions
966	54"	11,592
	68"	9,660
	88"	7,728

BUILDING 1

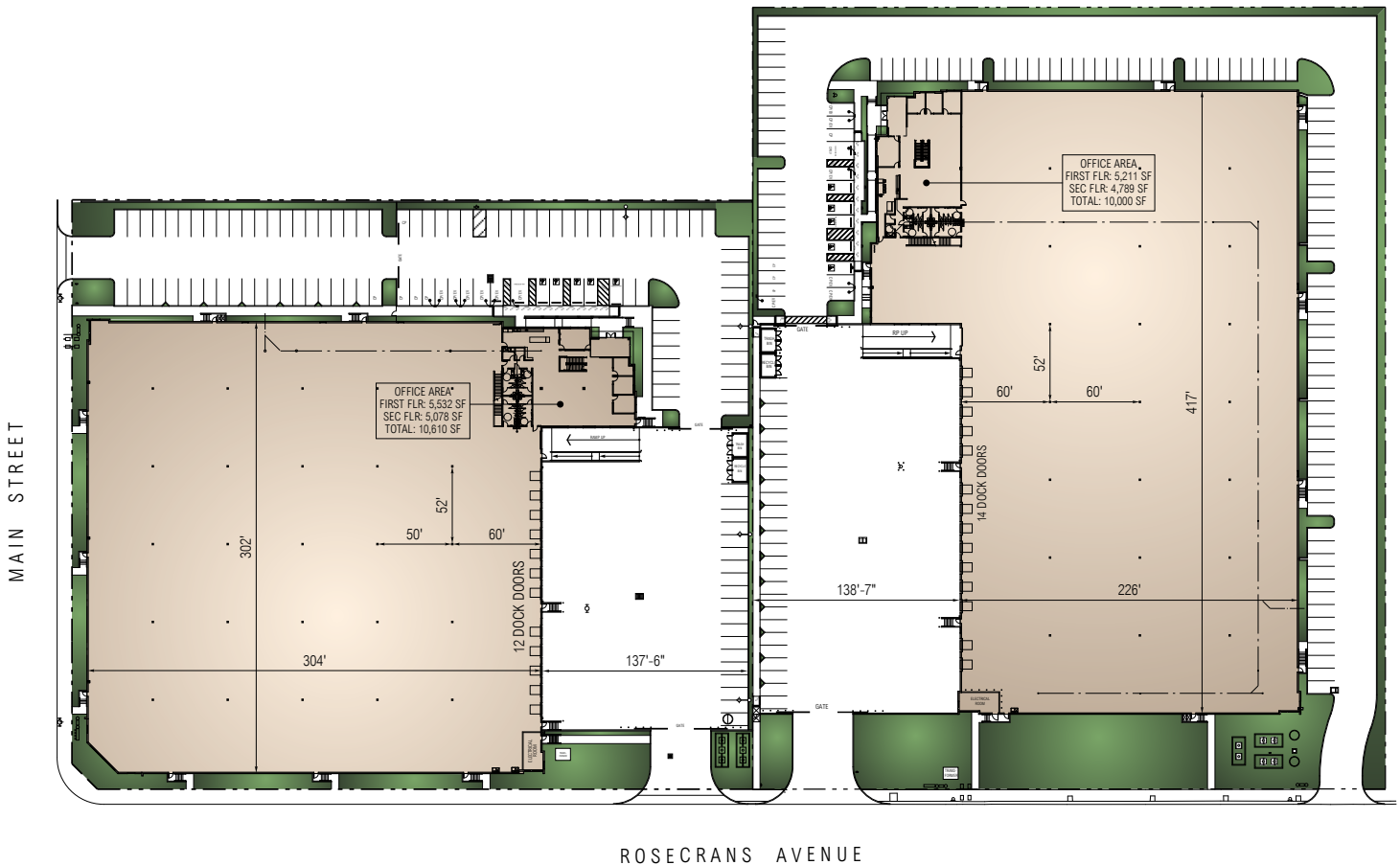
100,528 SF

Clear Height: 32'
 Exterior Docks: 12
 Drive-in Doors: 1
 Car Parking: 124
 Sprinkler: ESFR
 Truck Court: 138'
 Spec Office: 10,610 sf
 Site Area: 4.10 Acres

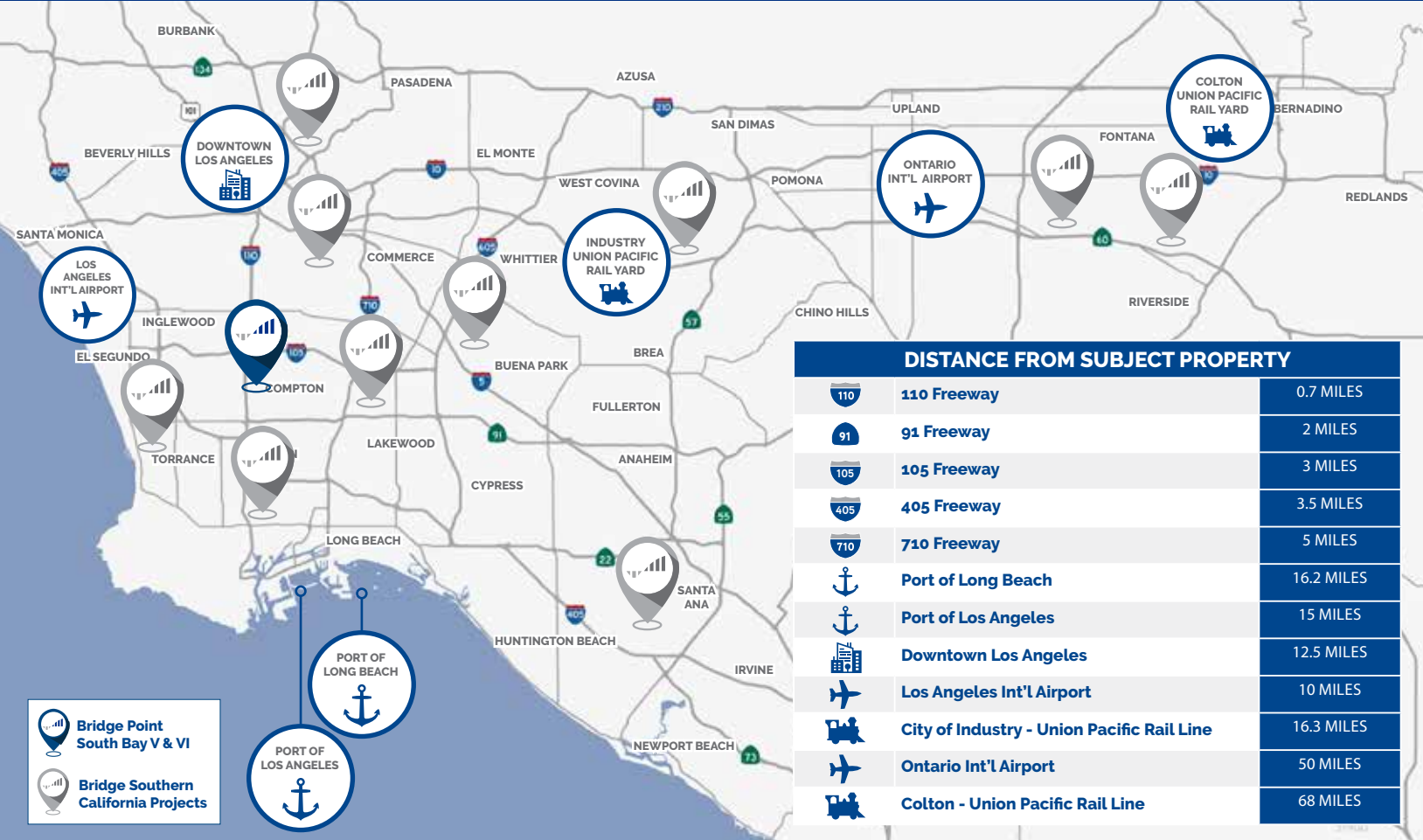
BUILDING 2

107,733 SF

Clear Height: 32'
 Exterior Docks: 14
 Drive-in Doors: 1
 Car Parking: 141
 Sprinkler: ESFR
 Truck Court: 139'
 Spec Office: 10,000 sf
 Site Area: 5.06 Acres



DISTANCE MAP AND CORP. NEIGHBORS



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72 MILLION+ SF WORLDWIDE

Seattle

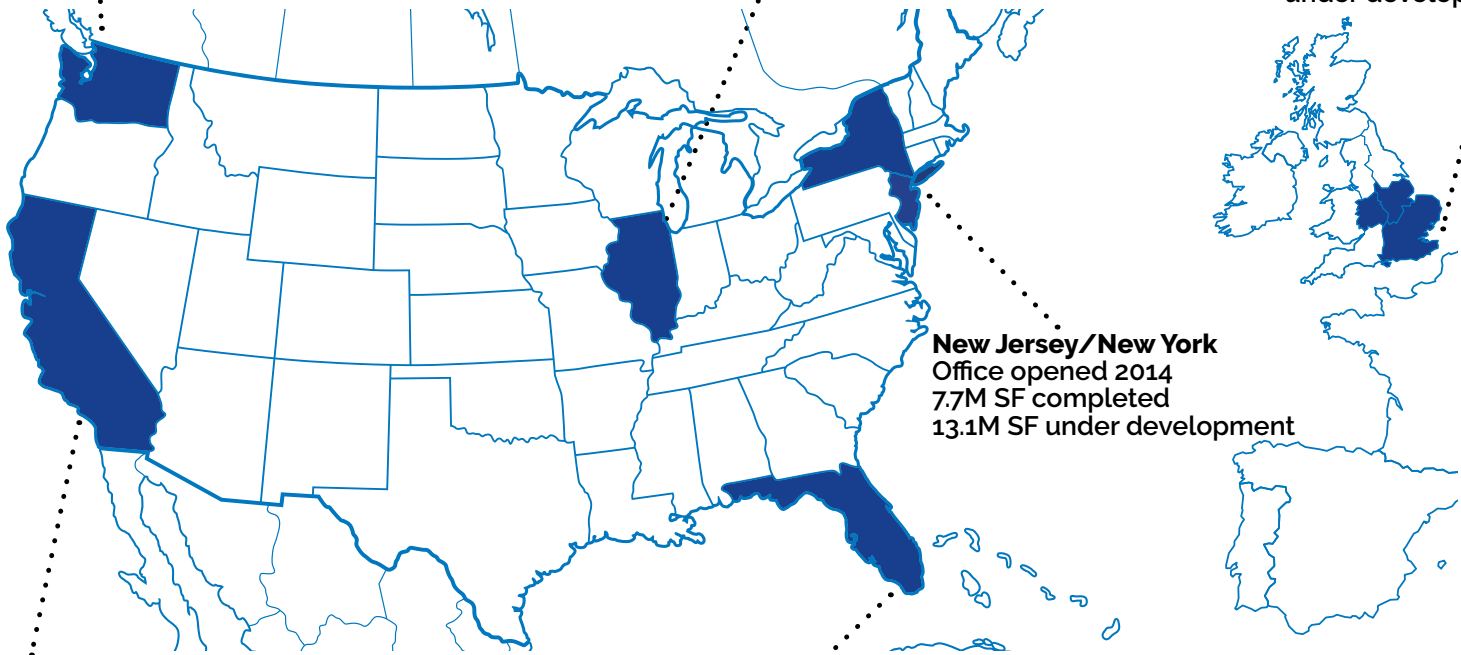
Office opened 2018
2.8M SF completed
6.7M SF under development

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.

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