

For Lease or Sale

Foreign Trade Zone ("FTZ") Designation Underway!



[View Building 1 Video](#)

[View Building 2 Video](#)

311,770 SF Total  
(134,004 & 177,766 SF)  
Available Immediately



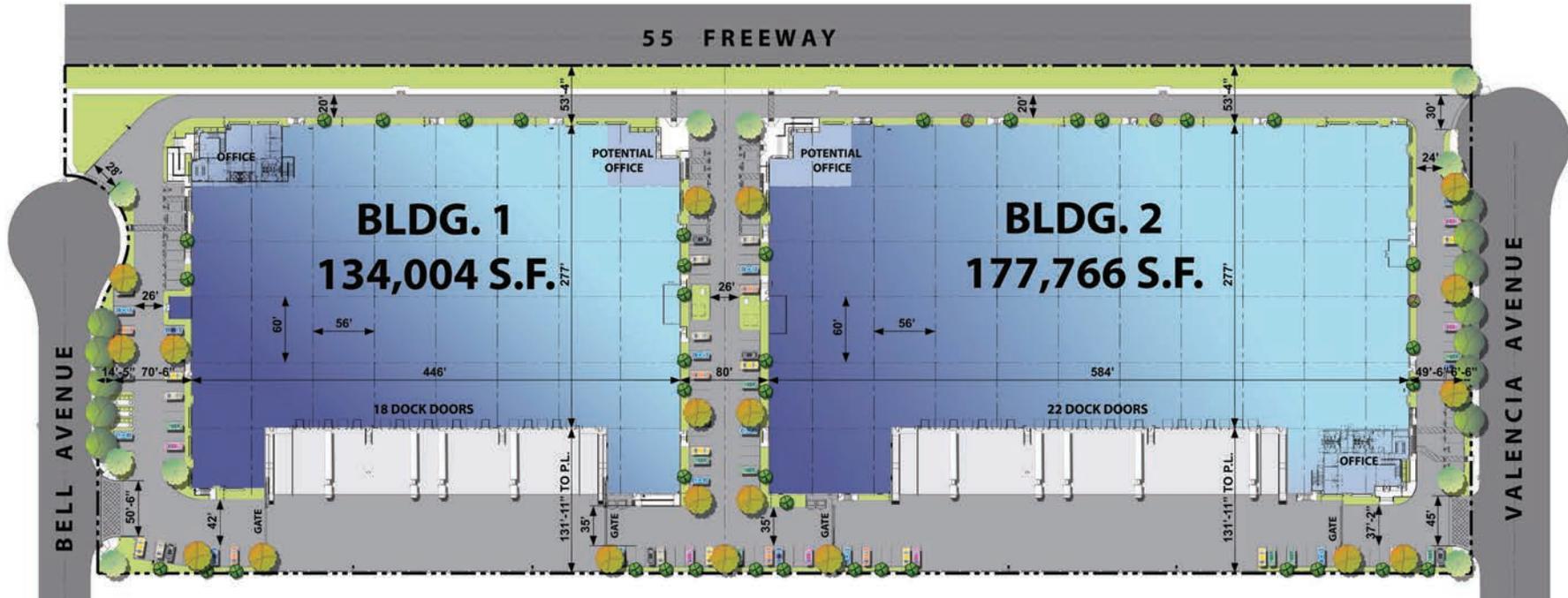
[Dermody.com](http://Dermody.com)

# LogistiCenter® at 55

1101 Bell Avenue & 1100 Valencia Avenue, Tustin, CA  
Warehouse / Distribution

# Property Overview

## Building Specifications



## State-of-the-Art Class A Buildings

Two recently completed buildings, totaling ±311,770 SF, are now available for immediate occupancy. These buildings feature Class A construction and design and are LEED Silver Certified.

Building 1 (+134,004 SF) features: 36' clear height, 56' x 60' column spacing, 18 DH & 2 GL doors, ESFR fire sprinklers w/ K-25 heads, 88 parking stalls, fenced truck court & 3,000A UGPS, 2,000A MSB power.

Building 2 (+177,766 SF) features: 36' clear height, 56' x 60' column spacing, 22 DH & 2 GL doors, ESFR fire sprinklers w/ K-25 heads, 95 parking stalls, fenced truck court & 3,000A UGPS, 2,000A MSB power.

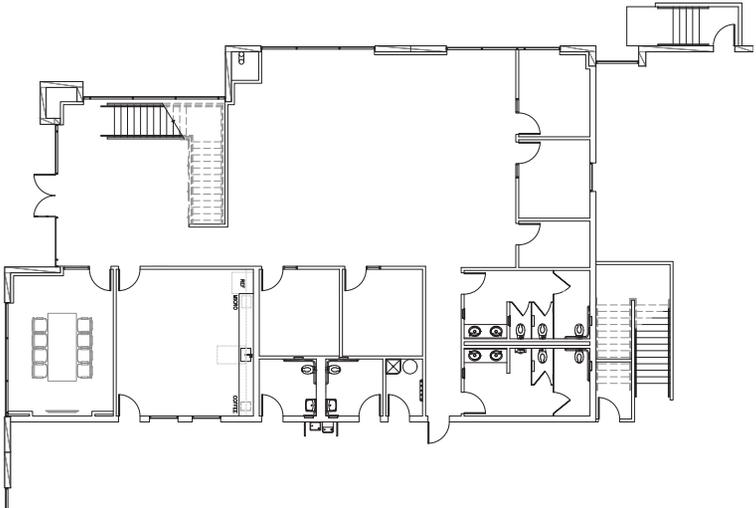
Both buildings encompass base building finishes including: painted warehouse walls, white foil insulation & LED lighting (30 FC in the speedbay & 20 FC in general warehouse, more possible). Prominent outdoor signage opportunities fronting one of the busiest freeways (287,000 Average Daily Traffic) in Southern California, State Route 55, subject to City of Tustin's approval.

(source: Caltrans 2022)

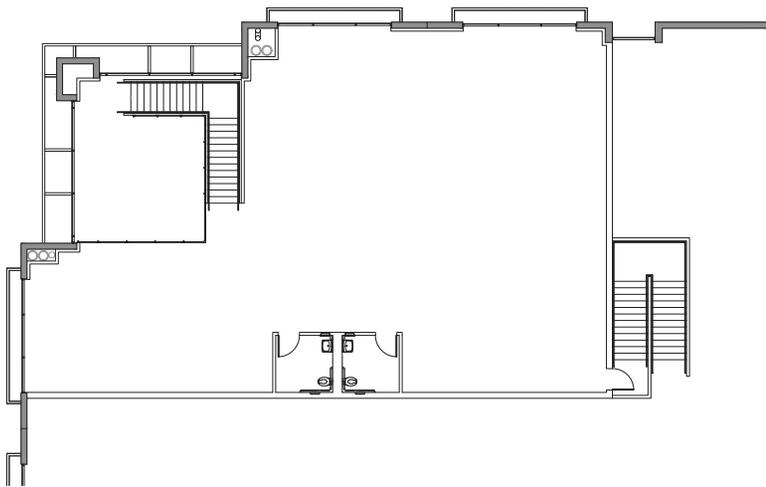
	Bldg 1 - 1101 Bell Ave	Bldg 2 - 1100 Valencia Ave
Site Size	+6.08 Acres	+7.22 Acres
Building Size	+134,004 SF	+177,766 SF
Office Size	+7,000 SF (Two-Story)	+7,991 SF (Two-Story)
Clear Height	36'	36'
Column Spacing	56' x 60'	56' x 60'
Fire Sprinklers	ESFR w/ K-25 Heads	ESFR w/ K-25 Heads
Dock-High Doors	18 (w/ dock bumpers & z-guards at each position & 40,000 lb load levelers at every other position)	22 (w/ dock bumpers & z-guards at each position & 40,000 lb load levelers at every other position)
Grade-Level Doors	2	2
Car Parking	88	95
Power	3,000A UGPS, 2,000A MSB	3,000A UGPS, 2,000A MSB

# Office Layout

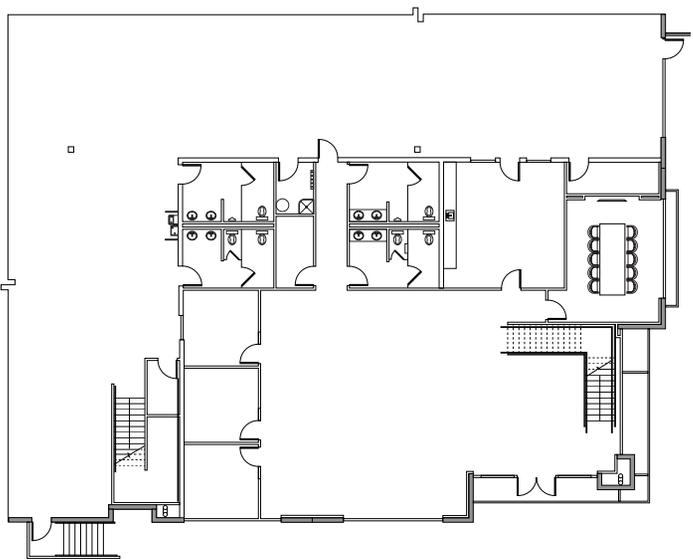
## Ground & Mezzanine Level



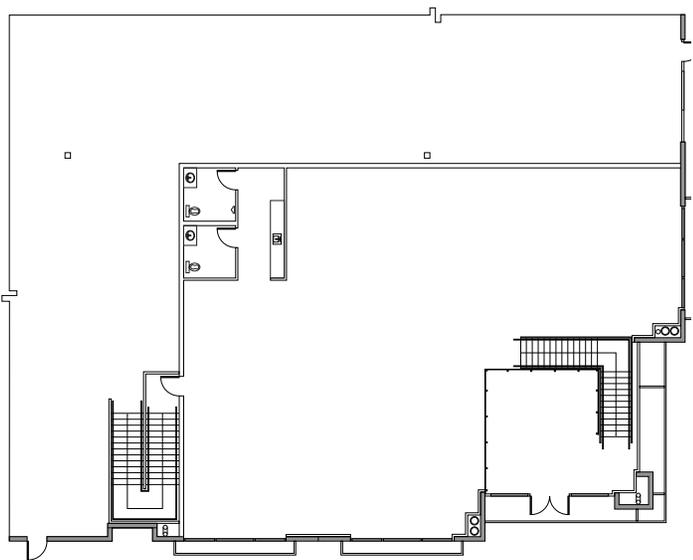
1101 Bell Avenue - First Floor



1101 Bell Avenue - Mezzanine



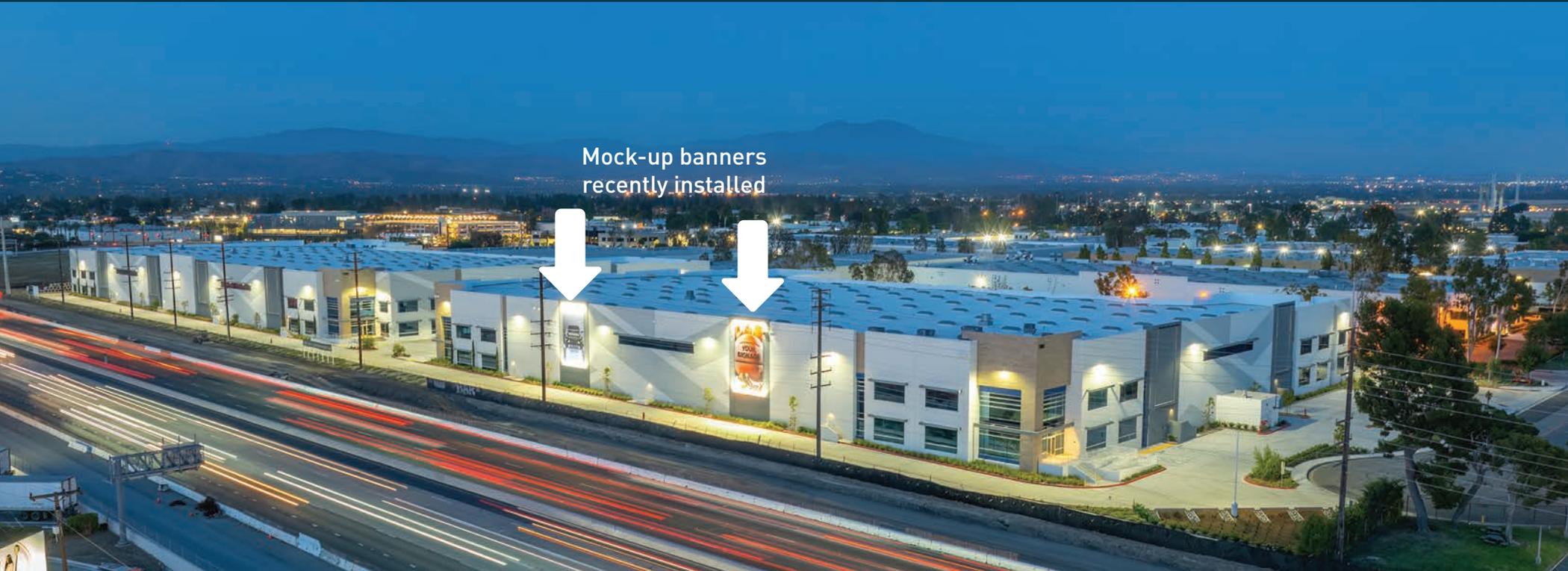
1100 Valencia Avenue - First Floor



1100 Valencia Avenue - Mezzanine

# Signage Specifications

## Lifestyle Graphics



## Specifications

- **MATERIALS:** Painted aluminum extruded frame with digitally printed graphic image and illuminated exterior lighting.
- **QUANTITY:** Eight (8) Lifestyle Graphics Sign Panels allowed total for both buildings combined. Four (4) signs at 1100 Valencia Avenue fronting the 55 Freeway & four (4) signs at 1101 Bell Avenue (2 fronting the 55 Freeway & 2 fronting Bell Avenue).
- **SIGN AREA:** Maximum individual Lifestyle Graphics **Sign height is 33'- 0"**. **Maximum width is 18'- 0"**. Sign square footage not to exceed 594 SF.

DERMODY

This location offers massive freeway frontage lifestyle graphics signage along one of Southern California's busiest freeways, State Route 55 aka Costa Mesa Freeway (55). The 55 Freeway serves as a crucial hub connecting the Inland Empire to the beach cities. According to CalTrans in 2022, the 55 Freeway saw over 287,000 cars per day. These statistics highlight the immense exposure and potential impact of signage placed along the Costa Mesa 55 Freeway.

**Four signs per building included in Base Rent!**

# Foreign Trade Zone (“FTZ”)

## Designation Underway

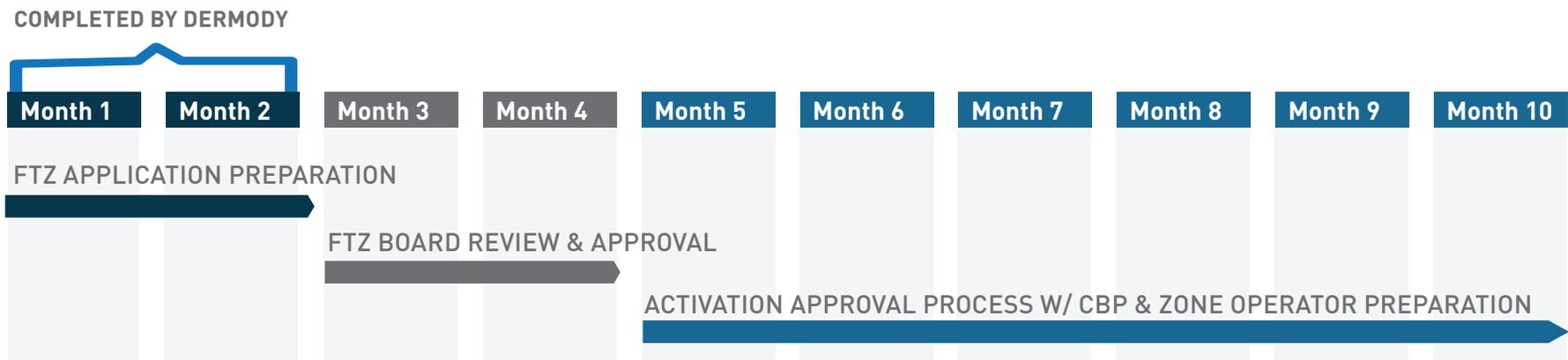
### What is a Foreign Trade Zone?

A US Foreign-Trade Zone (FTZ) is a secure geographical area authorized by the federal government, where commercial merchandise, both domestic and foreign, is outside the commerce of the US for Customs purposes.

### Benefits of Operating in an FTZ

- Duty Deferral
- Duty Reduction and Elimination
- Duty Inversion
- Duty Free Export/Scrap
- Merchandise Processing Fee Reduction via Weekly Entry
- Improved Supply Chain Velocity

### FTZ Timeline



### 3 Step Process to Apply for and Operate FTZ

**Step 1:** Obtain sponsorship with local Grantee who administers local FTZ project.

**Step 2:** Apply for FTZ designation and approval with FTZ Board (Department of Commerce).

**Step 3:** Submit activation package to local Customs and Border Protection (CBP) for approval as CBP oversees compliance in the FTZ.

[Learn More!](#)

# Location Map

## Superior Location

The LogistiCenter® at 55 is located in the sought after Greater Airport Area submarket, one of the top industrial markets in the nation and offers a wide array of nearby amenities.

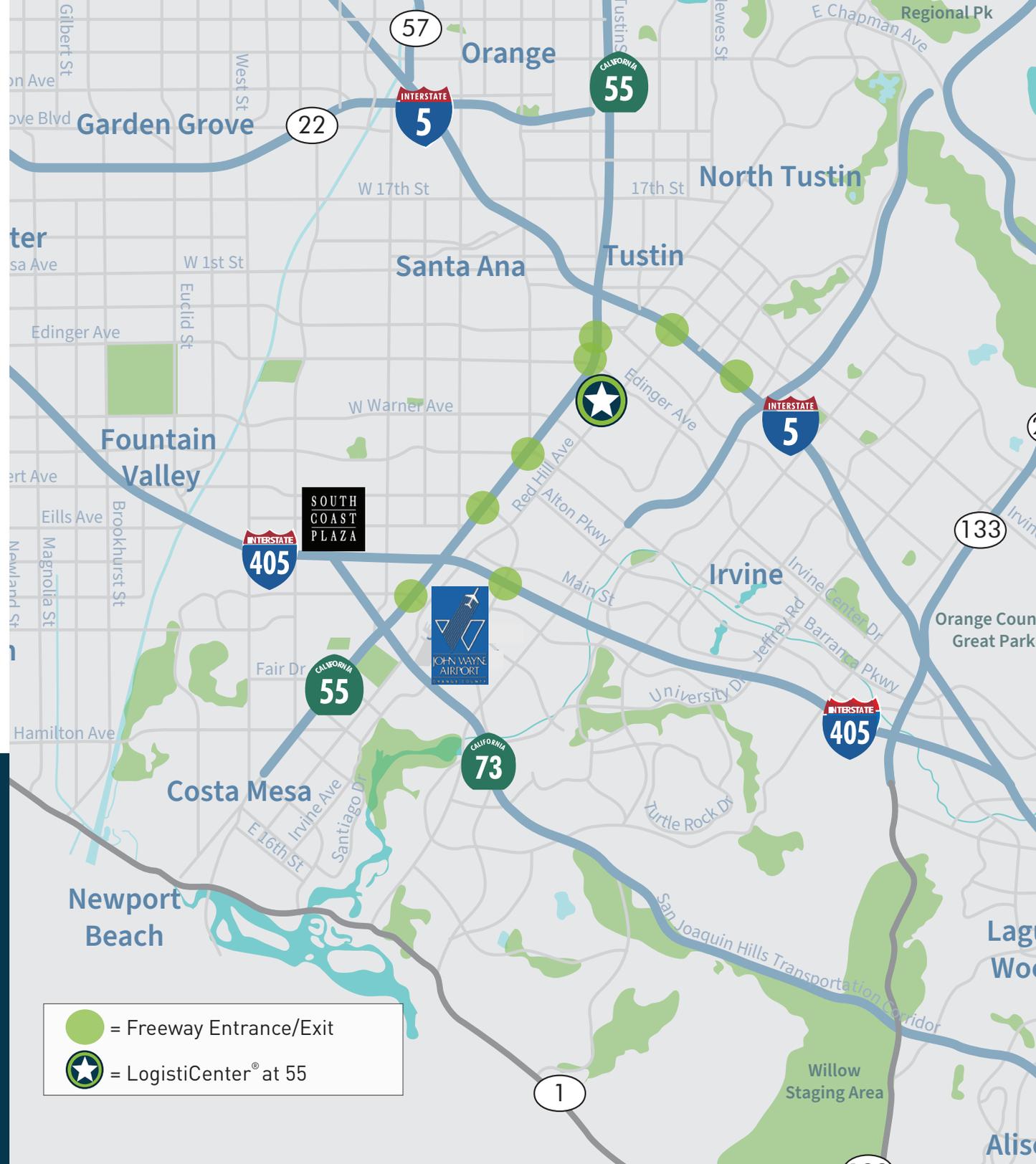
### Immediate Access to the SR-55 and I-5 Freeways

The site offers ease of access to SR-55, I-5, I-405 and SR-73 and is within close proximity to the John Wayne Airport and Ports of Long Beach and Los Angeles.

### Countless Opportunities for Companies

The site's location takes advantage of a solid workforce, strong distribution base and some of the lowest industrial vacancy rates in the nation.

Key Distances	Miles
SR-55	0.0
I-5	1.6
I-405	3.5
John Wayne Airport	3.7
Ports of LA & Long Beach	33.9
Ontario Intl. Airport	38.2
Los Angeles Intl. Airport	42



- = Freeway Entrance/Exit
- ★ = LogistiCenter® at 55

# Aerial Map

## Premier Amenities

**THE DISTRICT**  
AT TUSTIN LEGACY

**SOUTH COAST PLAZA**



**Tustin Legacy**  
Future Office, Residential, Retail & Entertainment Development

**Future ATEP Development**

**LogistiCenter® at 55**

= Freeway Entrance/Exit





# LogistiCenter® at 55

1100 Valencia & 1101 Bell Ave  
Tustin, California

## About Dermody

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody has invested more than \$10 billion of total capital across all platforms nationwide, having acquired and developed approximately 110 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nevada, it has regional offices in Atlanta, Chicago, Dallas, Indianapolis, New Jersey, Northern California, Phoenix, Seattle and Southern California. For more information, visit [www.Dermody.com](http://www.Dermody.com).

## About the LogistiCenter® Brand

LogistiCenter® is a national trademark brand, owned and developed by Dermody. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies.

All LogistiCenter® facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

## About Broker

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