

# BRIDGE POINT COMMERCE II

[www.bridgepointcommerce.com](http://www.bridgepointcommerce.com) | 7421 Slauson Ave | Commerce, CA

 **BRIDGE**  
[www.bridgeindustrial.com](http://www.bridgeindustrial.com)

**FOR SALE OR LEASE**



## CONSTRUCTION COMPLETED

# NEW INFILL DEVELOPMENT

## CENTRAL LOS ANGELES SUBMARKET

### HIGHLIGHTS

- State-of-the-art, turnkey, high image logistics building to **deliver with warehouse lights, mechanical dock packages, and office space** early 2025
- Premier City of Commerce location with immediate access to Interstate 5
- A modern design with 36' clear height, 8 dock high positions, and 59 parking spaces
- A strategic logistics location 4 miles to yards BNSF Hobart Intermodal & Union Pacific Los Angeles Intermodal, 24 miles to Los Angeles International Airport, 21 miles to Port of Long Beach, 22 miles to Port of Los Angeles
- Superior access as Bridge Point Commerce I & II is located less than 1 mile to I-5 freeway, 1.5 miles to I-710 freeway, and conveniently accessible to I-110, I-60, I-605 & I-10 freeways
- Designed and Developed in accordance with Bridge Industrial's ESG Standards

### AVAILABLE SPACE

**57,410 SF**

### PROPERTY SIZE

**2.94 Acres**

### OFFICE SPACE

**±10,267 SF, 2-story**

### CLEAR HEIGHT

**36'**

### DH / GL

**8 DH | 1 GL**

### SPRINKLER SYSTEM

**ESFR**

### PARKING

**59**

### DELIVERY DATE

**AVAILABLE NOW!**

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## BUILDING

### Characteristics

- Office: Approximately 10,267 SF Of **Turnkey 2-Story Office**
- Mezzanine Space: 4,795 SF
- Property Size: 2.94 acres
- Speed Bay Spacing: 52'x 52'
- Column Spacing: 52' x 52'
- Dock-High Doors: 8
- Ground-Level Doors: 1
- Clear Height: 36'
- ESFR Sprinkler System
- Power: 3000 amps
- LED Warehouse Lighting
- Skylights: 2.5%
- Total Parking Spaces: 59
- Total Trailer Parking Spaces: 8

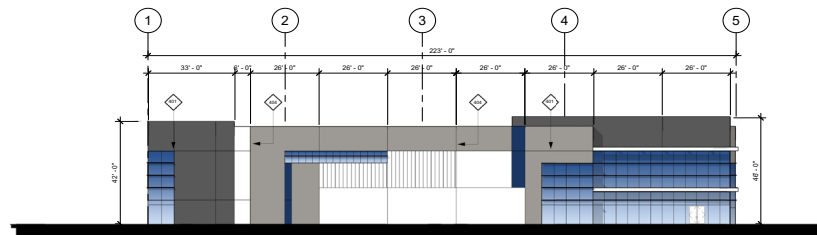
## ENHANCED

### Features

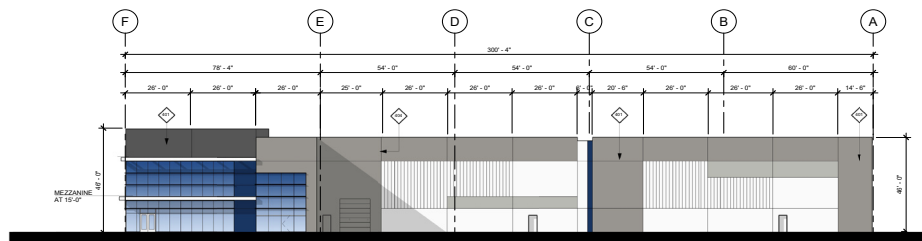
- Brand New Class A Construction
- Direct Access and Frontage to I-5 Freeway
- Two points of ingress and egress on Slauson Avenue and Greenwood Avenue
- Contemporary Architectural Features
- Clerestory Glass
- Premium Interior & Exterior Finishes
- Extensive Landscaping
- 100% Concrete Truck Court
- Minimum 135' Truck Court
- Fully Secure Truck Court







**SOUTH ELEVATION**

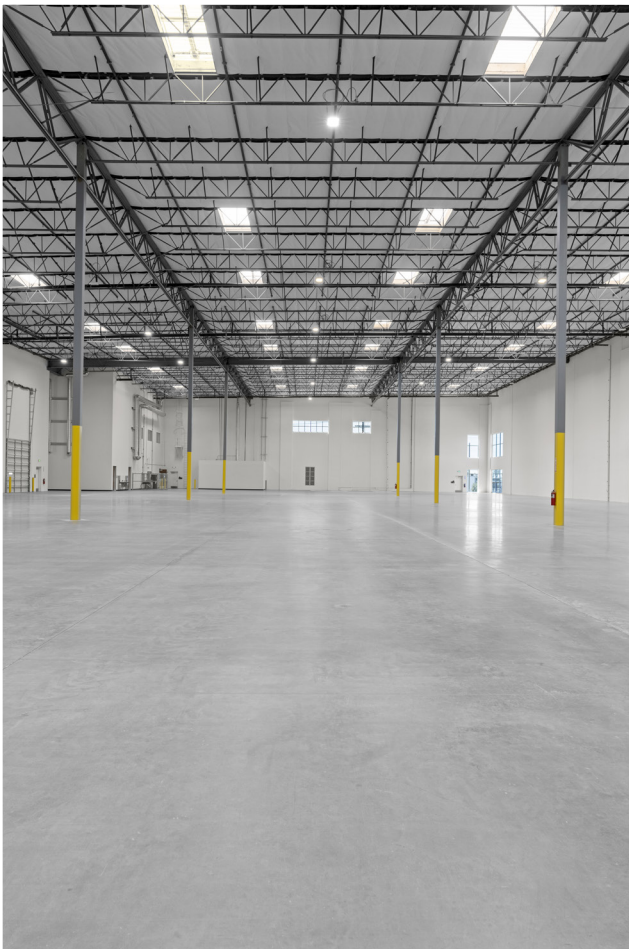


**EAST ELEVATION**



# AERIAL AND PHOTOS

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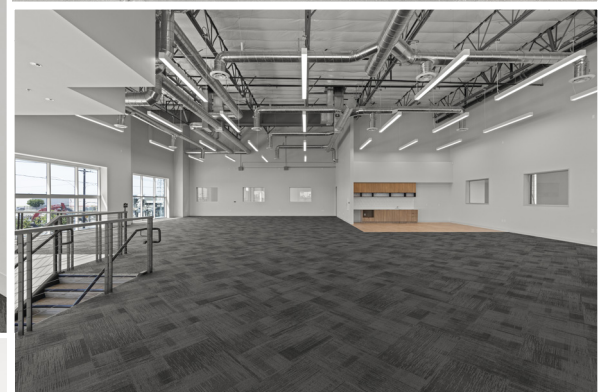
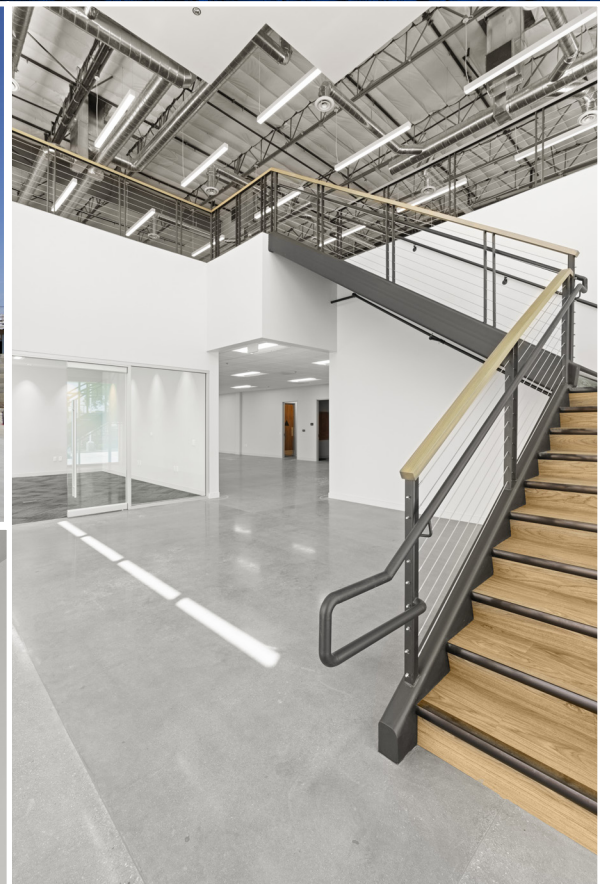


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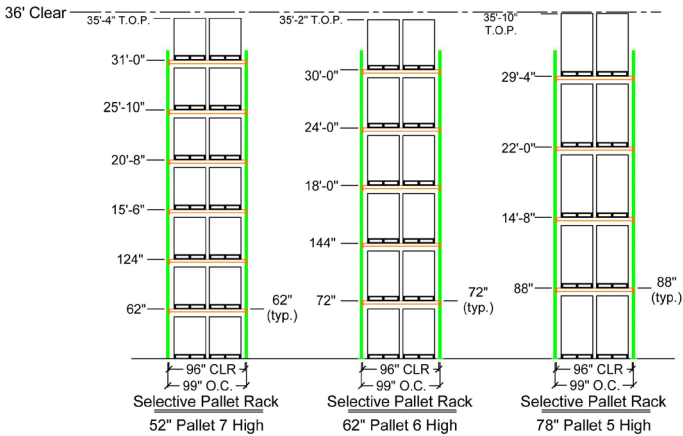
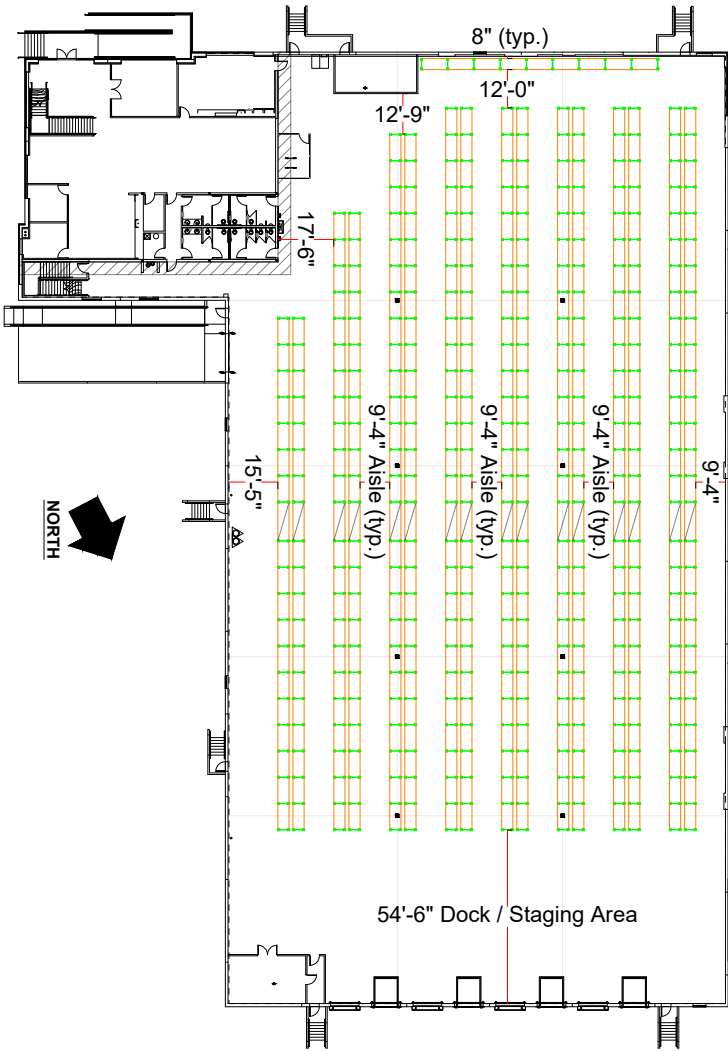


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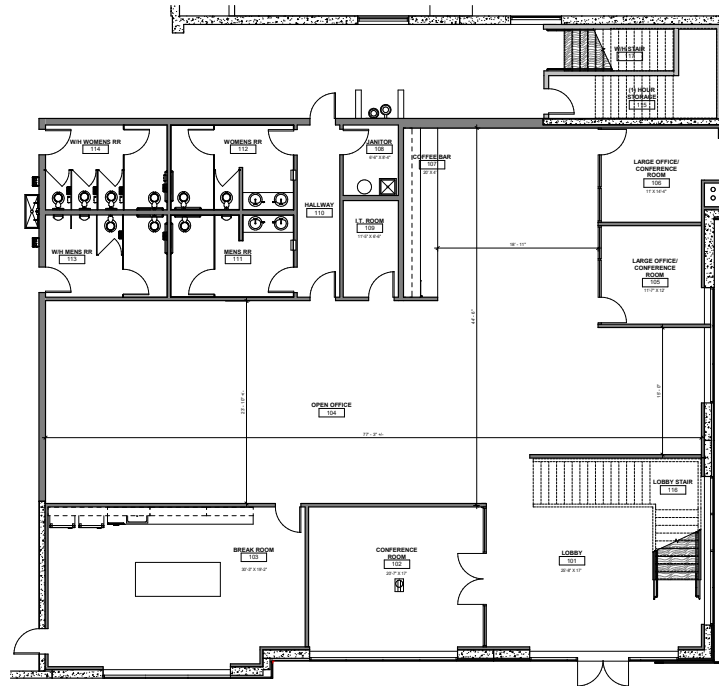


### 36' CLEAR HEIGHT

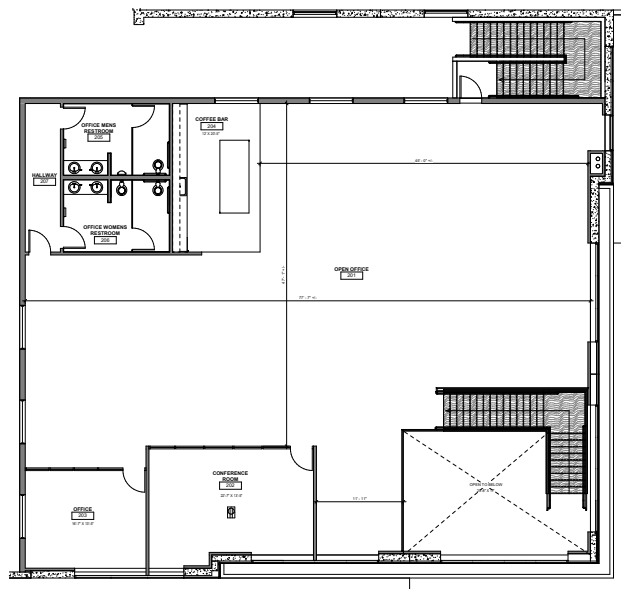
Number of Bays	Pallet Height	Pallet Positions
415	52"	5,778
	62"	4,932
	78"	4,134



## FIRST FLOOR OFFICE SPACE PLAN



## MEZZANINE OFFICE SPACE PLAN



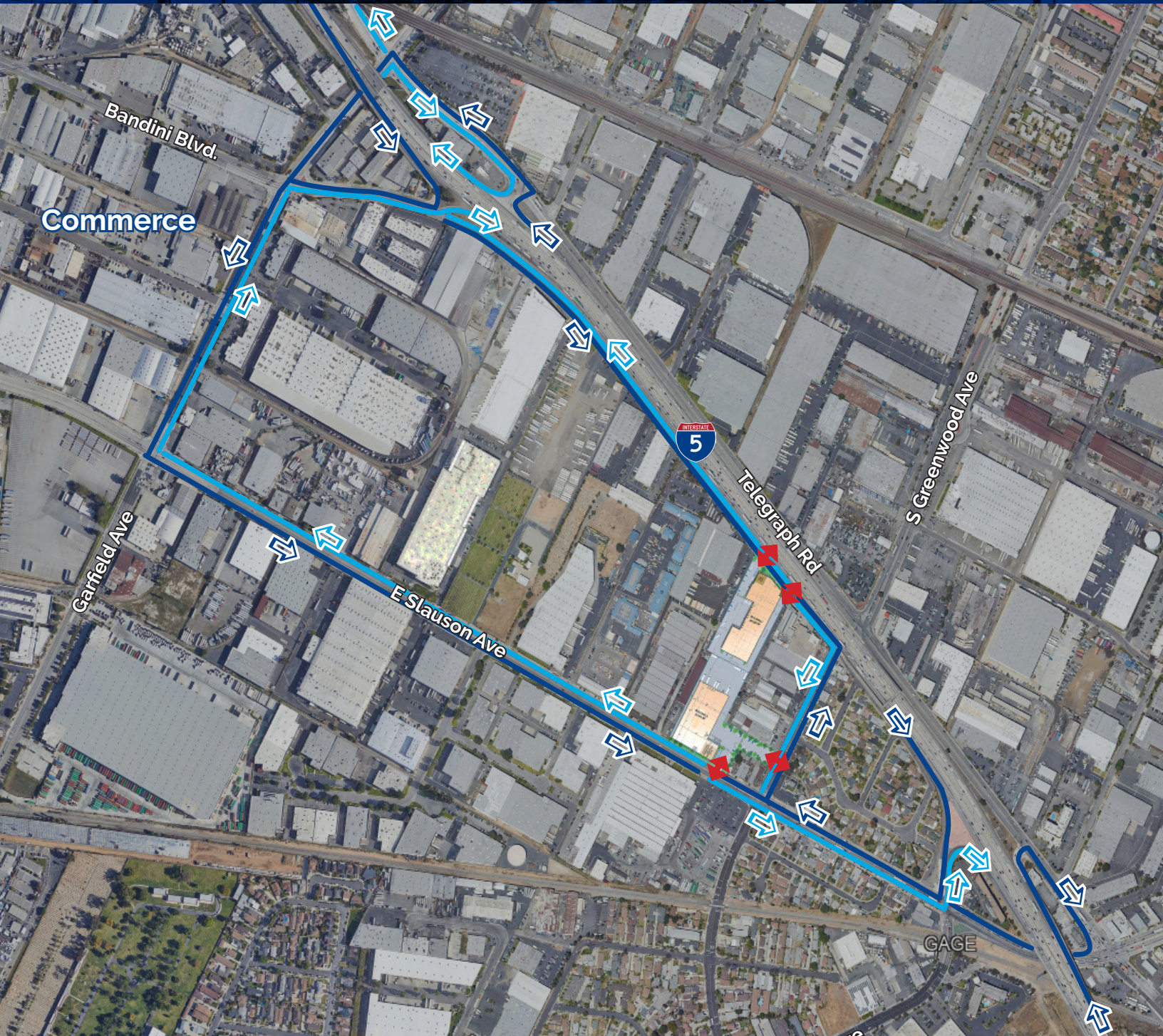


# BUILDING II SPECIFICATION SUMMARY

ADDRESS	7421 Slauson Ave., Commerce, CA 90040
CONSTRUCTION	Concrete Tilt-Up
TOTAL BUILDING NRA (SQ FT)	57,410
BUILDING FOOTPRINT (SQ FT)	52,616
TOTAL OFFICE AREA (SQ FT)	10,267
GROUND LEVEL OFFICE (SQ FT)	5,472
MEZZANINE OFFICE (SQ FT)	4,795
LAND ACRES	2.94
AUTO PARKING STALLS	59
DOCK HIGH DOORS	8
GRADE LEVEL DOORS	1
CLEAR HEIGHT (FT)	36'
COLUMN SPACING (FT)	52' x 52'
BUILDING DEPTH (FT)	300'
TRUCK COURT DEPTH (FT)	135'
FIRE PROTECTION	ESFR
ROOFING	4 ply built up
SKYLIGHT COVERAGE	2.5%
WAREHOUSE SLAB	7" Reinforced
LOADING DOORS	Dock High 9' x 10'   Grade Level 12' x 14'   Four (4) 45,000 lb Mechanical Levelers
WAREHOUSE LIGHTING	LED 20 FC
INSULATION	White Faced Scrim
ELECTRICAL	3000a 277/480v 3p 4w UGPS 3000amp panel
PAVING	100% Concrete
PAINTING	Exterior & Interior
MECHANICAL	Exhaust fans and Louvers for 1 Air Change per Hour



# STRATEGIC LOCATION



Ingress 

Property Ingress/Egress 

Egress 

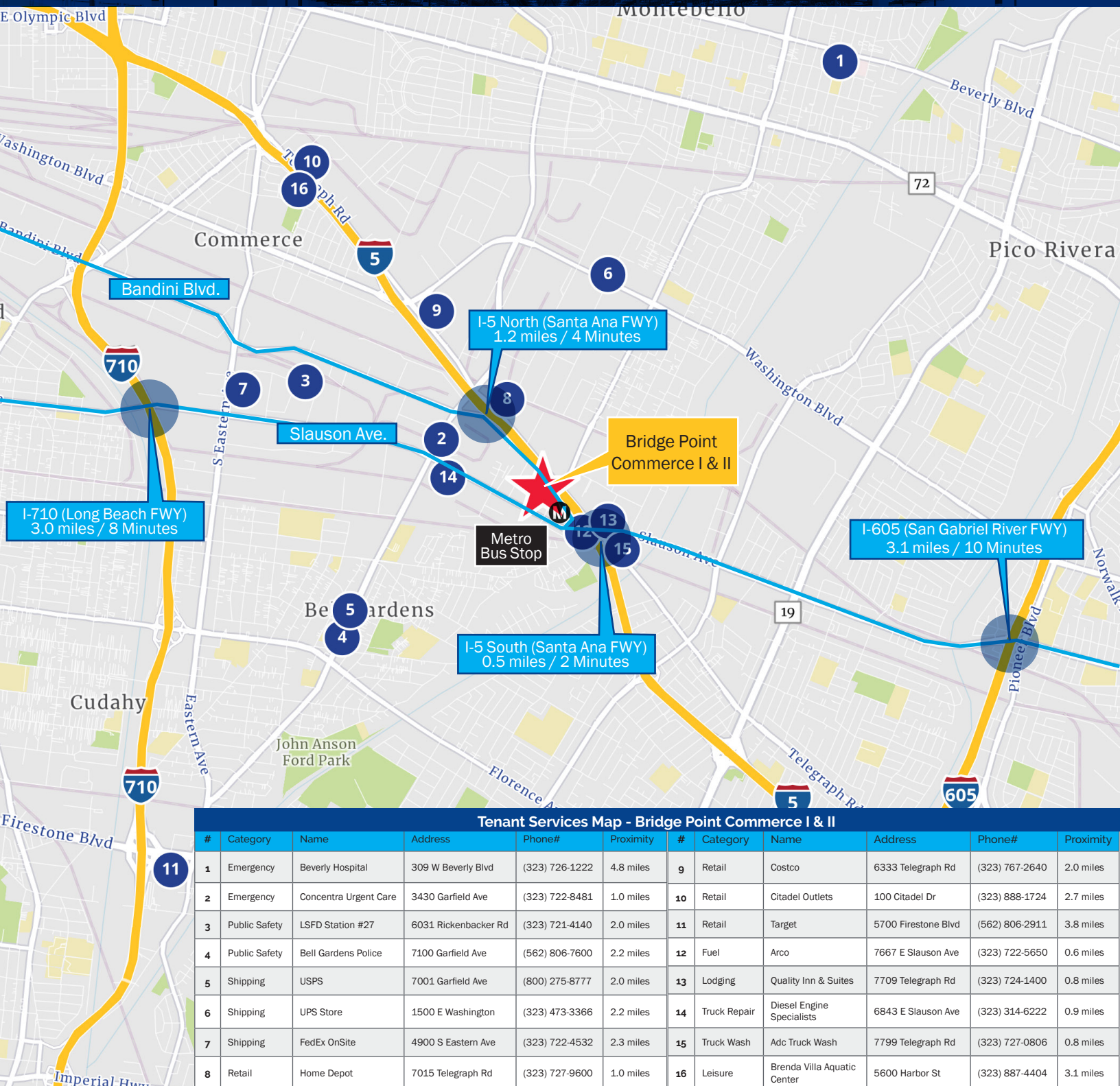
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# TENANT SERVICES MAP



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# DISTANCE MAP AND NEIGHBORS



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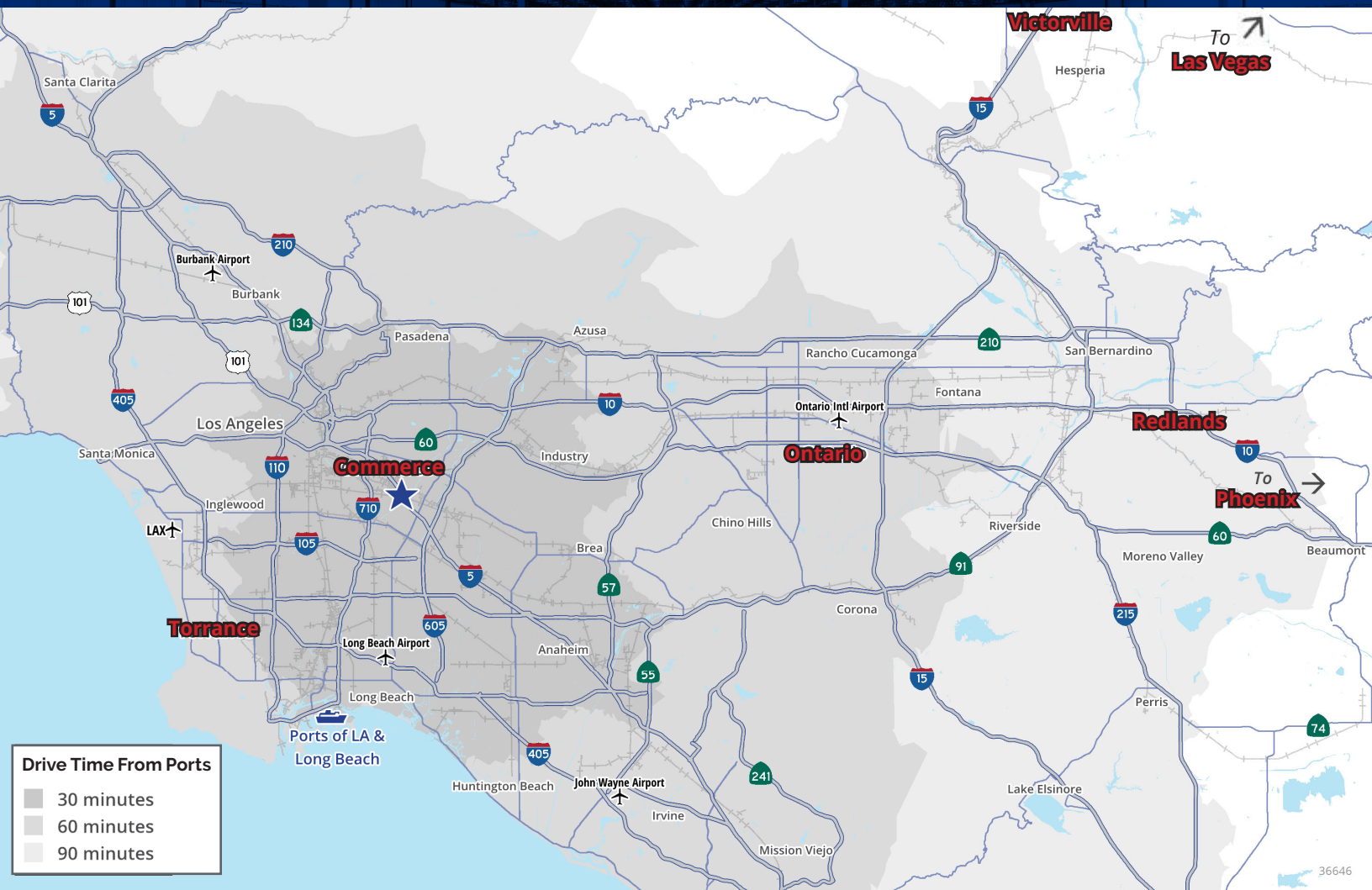
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# REGIONAL MAP / DRAYAGE RATE COMPARISON CHART

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SUBMARKET	COST PER CONTAINER (FROM LA/ LB PORT)	DIFFERENCE (COST DIFFERENCE PER CONTAINER)	COST SAVINGS (10K CONTAINERS PER YEAR)
COMMERCE	\$830	\$0	\$0
ONTARIO	\$990	\$160	\$1,600,000
REDLANDS	\$1,112	\$282	\$2,820,000
VICTORVILLE	\$1,233	\$403	\$4,030,000
LAS VEGAS	\$2,807	\$1,977	\$19,770,000
PHOENIX	\$3,553	\$2,723	\$27,230,000

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# BRIDGE

# 72 MILLION+ SF WORLDWIDE

## Seattle

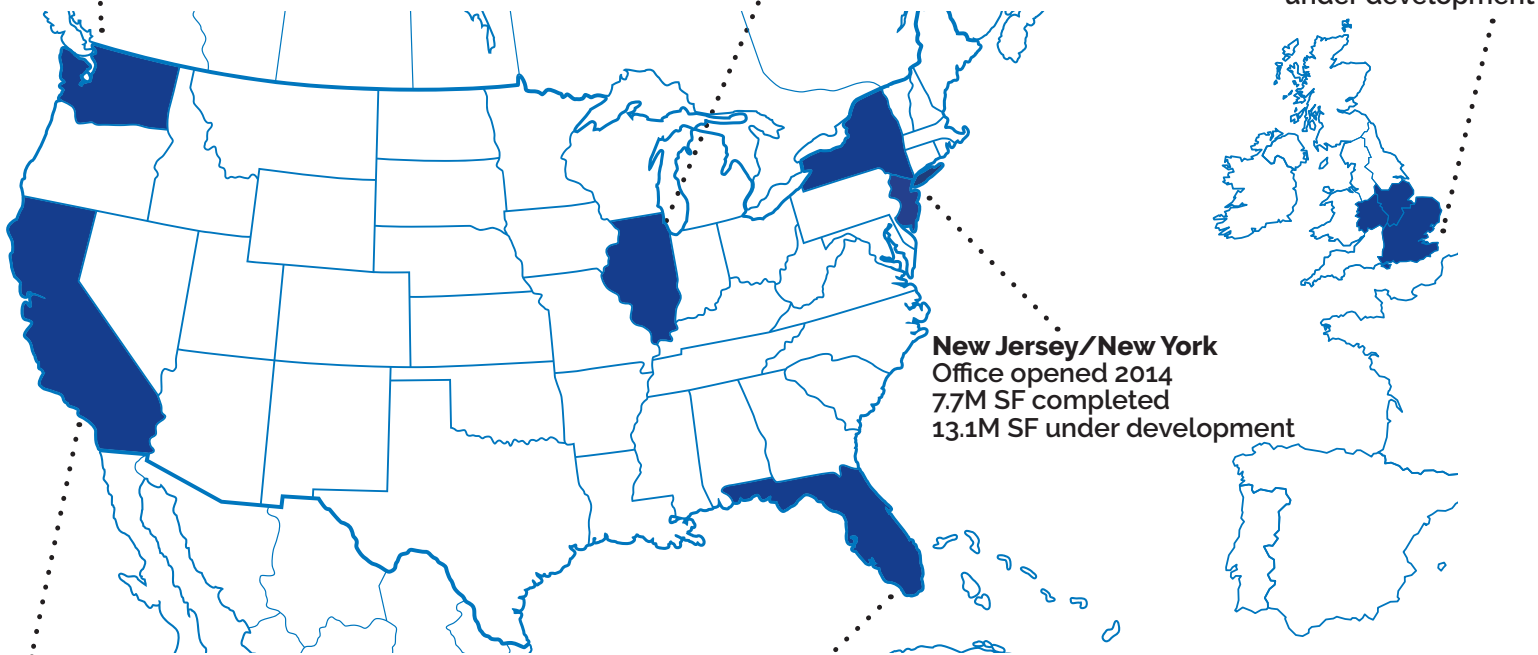
Office opened 2018  
2.8M SF completed  
6.7M SF under development

## Chicago

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

## London

700,000+ SF  
under development



## 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

## New Jersey/New York

Office opened 2014  
7.7M SF completed  
13.1M 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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