

# BRIDGE POINT OAKLAND

bridgepointoakland.com | 5441 International Blvd | Oakland, CA

 **BRIDGE**  
**FOR LEASE**



AVAILABLE SPACE

**534,242 SF**

# OF DOCK POSITIONS

**85**

CLEAR HEIGHT

**36'**

TRAILER PARKING

**129 Stalls**

LAND SIZE

**23.2 Acres**

TURN-KEY DELIVERY

**Available  
Now**



## LARGEST INDUSTRIAL DEVELOPMENT IN BAY AREA

TURN-KEY DELIVERY WITH COMPLETED TENANT IMPROVEMENTS

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Website

**CBRE**

# SITE PLAN, BLDG. SPECS & TURN-KEY IMPROVEMENTS

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## BUILDING SPECS

- 534,242 Square Feet
- 9,915 Square Feet Office
- 36' Clear Height
- ESRF
- 85 Loading Docks
- 1 Drive In Door
- 4,000 Amps
- 3% Skylights
- 185' Concrete Truck Court
- 7" Slab
- 217 Auto Parking Stalls
- 129 Trailer Parking Stalls
- 50' X 56' Column Spacing
- 60' Speed Bay

## TURN-KEY TENANT IMPROVEMENTS

- 40,000 pound dock pit levelers at every other dock position
- 9,915 SF Office including 4,996 SF of mezzanine space
- LED Lighting with motion sensors and 20-foot candles

## First Floor Plan



T.1 ENLARGED FIRST FLOOR PLAN  
\*FURNITURE IS FOR ILLUSTRATIVE PURPOSES ONLY\*

## Mezzanine Floor Plan



T.1 ENLARGED MEZZ FLOOR PLAN  
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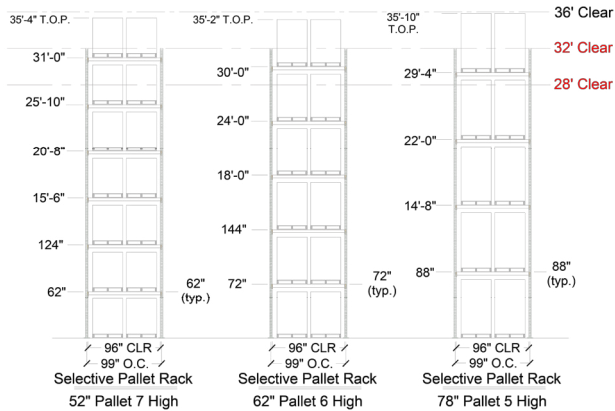
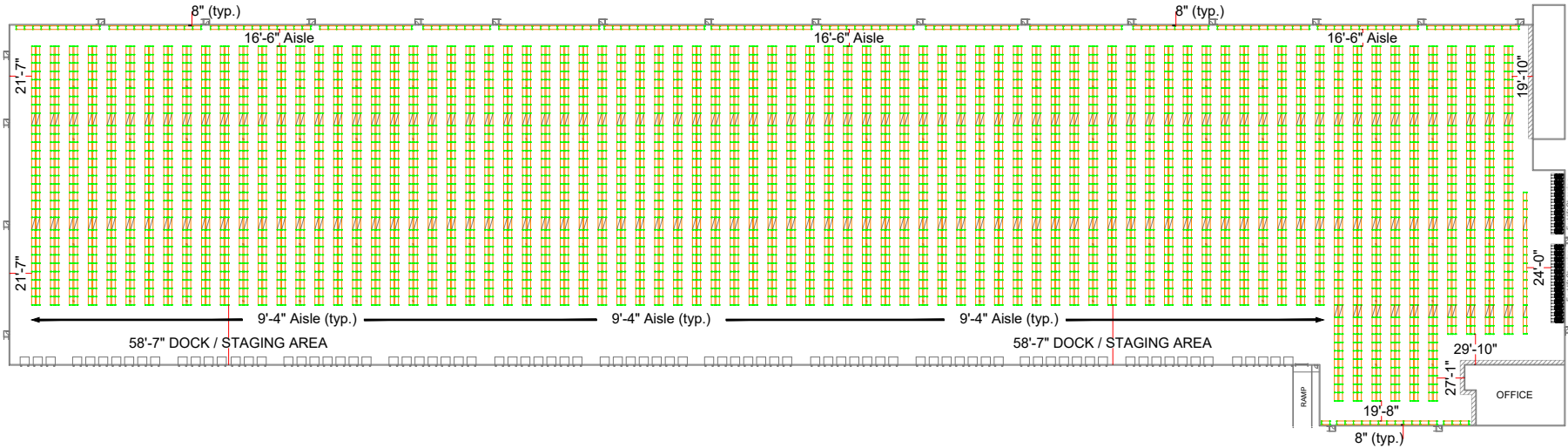


# RACKING PLAN

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## 5441 International Blvd. Oakland, CA 94601 - 534,242 sq.ft.



### 36' vs 32' vs 28' CLEAR HEIGHT

Number of Bays	Pallet Height	Pallet Positions		
		36' Clr.	32' Clr.	28' Clr.
5,076	52"	71,064	60,912	50,760
	62"	60,912	50,760	40,608
	78"	50,760	40,608	30,456

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# PROXIMITY + INGRESS/EGRESS MAP NORTH & SOUTH

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TO INTERSTATE 880  
**1 mile**  
**4 minutes**

TO PORT OF OAKLAND  
**5 miles**  
**12 minutes**

TO DOWNTOWN OAKLAND  
**5 miles**  
**12 minutes**

TO DOWNTOWN SAN FRANCISCO  
**16 miles**  
**23 minutes**

TO OAKLAND INTERNATIONAL AIRPORT  
**4 miles**  
**9 minutes**

TO DOWNTOWN SAN JOSE  
**30 miles**  
**40 minutes**

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# BRIDGEPOINT OAKLAND DRAYAGE ADVANTAGE

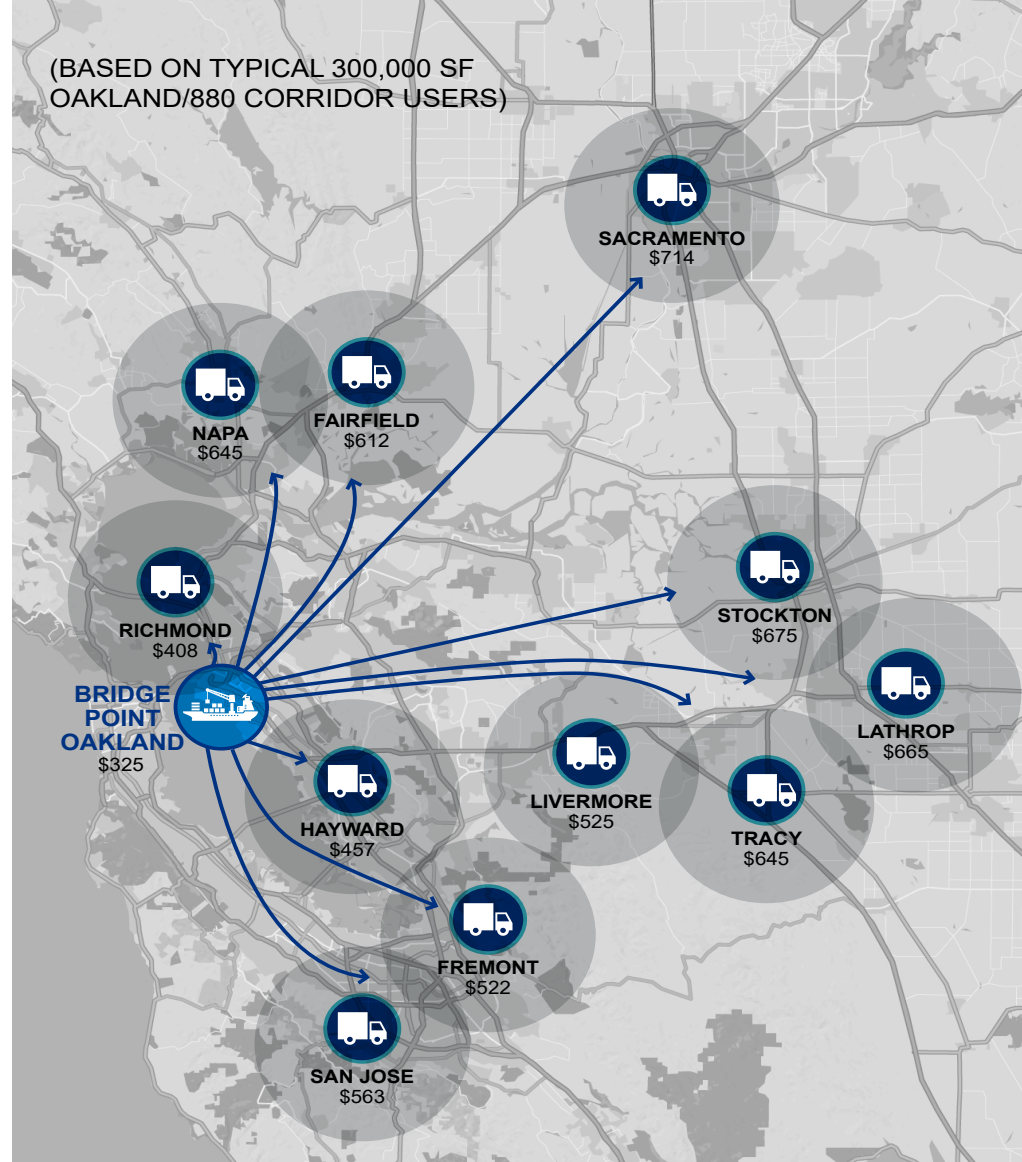
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## Drayage cost per container from the Port of Oakland

City	Cost Per Container	Cost Difference/ Container	Annual Savings 5,000 Containers/ Year	Annual Savings 10,000 Containers/ Year
Bridge Point Oakland	\$325	\$0	\$0	\$0
Richmond	\$408	\$83	\$415,000	\$830,000
Hayward	\$457	\$132	\$660,000	\$1,320,000
Fremont	\$522	\$197	\$985,000	\$1,970,000
Livermore	\$525	\$200	\$1,000,000	\$2,000,000
San Jose	\$563	\$238	\$1,190,000	\$2,380,000
Fairfield	\$612	\$287	\$1,435,000	\$2,870,000
Tracy	\$645	\$320	\$1,600,000	\$3,200,000
Napa	\$645	\$320	\$1,600,000	\$3,200,000
Lathrop	\$665	\$340	\$1,700,000	\$3,400,000
Stockton	\$675	\$350	\$1,750,000	\$3,500,000
Sacramento	\$714	\$389	\$1,945,000	\$3,890,000

\*These rates do not include overweight charges or waiting time charges.



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# AERIALS

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Project Photos



Drone Video

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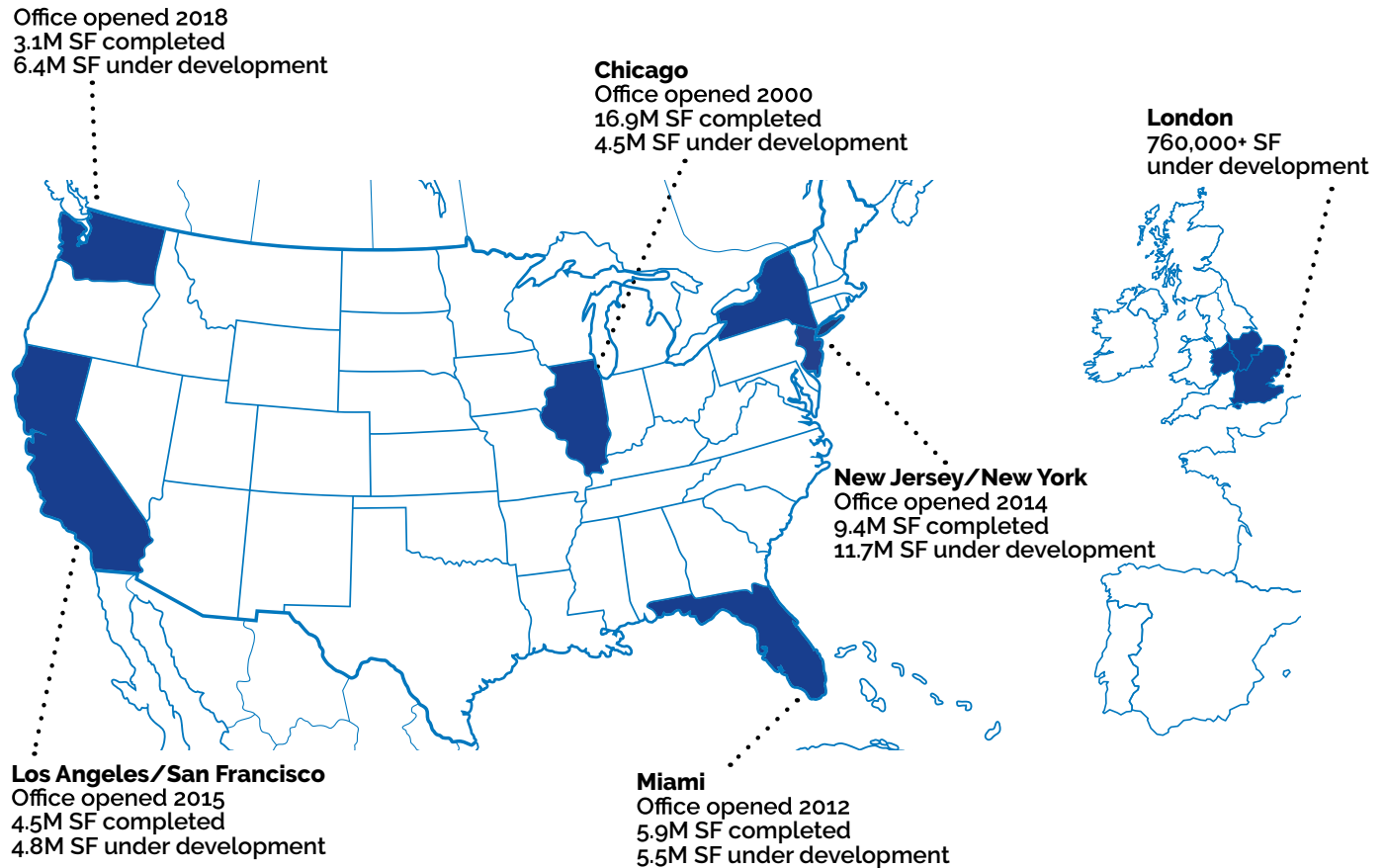
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# CBRE

# BRIDGE | 74 MILLION+ SF WORLDWIDE

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 **74 million square feet** of state-of-the-art, institutional quality industrial buildings and projects valued at over **\$15.8 billion** since inception in Chicago, Miami, New Jersey/New York, Los Angeles/San Francisco, Seattle, and London.



## HEADQUARTERS

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