

BRIDGE POINT SAN JOSE

BridgePointSanJose.com | Commerce Drive & Qume Drive | San Jose, CA

BRIDGE
FOR LEASE



AVAILABLE SPACE

±714,491 SF

ACROSS 4 BUILDINGS

BUILDING 1	±358,180 SF
BUILDING 2	±202,735 SF
BUILDING 3	±83,751 SF
BUILDING 4	±69,825 SF

POWER - MINIMUM

4,000 amps
per building

CLEAR HEIGHT

32' - 36'

LAND SIZE

32.8 Acres

DELIVERY DATE

Q4 2025

HIGH POWERED TURN-KEY INDUSTRIAL CAMPUS

PREMIER SILICON VALLEY CLASS A DEVELOPMENT



GREG MATTER

+1 650 480 2220

greg.matter@jll.com

RE License #01380731

JASON OVADIA

+1 510.285.5360

jason.ovadia@jll.com

RE License#: 01742912

JOEL YUNGEN

+1 650 480 2115

joel.yungen@jll.com

RE License #: 01850588

DAVID SESI

+1 650 480 2136

david.sesi@jll.com

CA LIC #01981744

GREG WOOLWAY

+1 213 267 0668

gwoolway@bridgeindustrial.com

CA LIC #01878577



Jones Lang LaSalle Real Estate License #01856260

SITE

32.8 Acres

±714,491 SF ACROSS 4 BUILDINGS

PROJECT HIGHLIGHTS

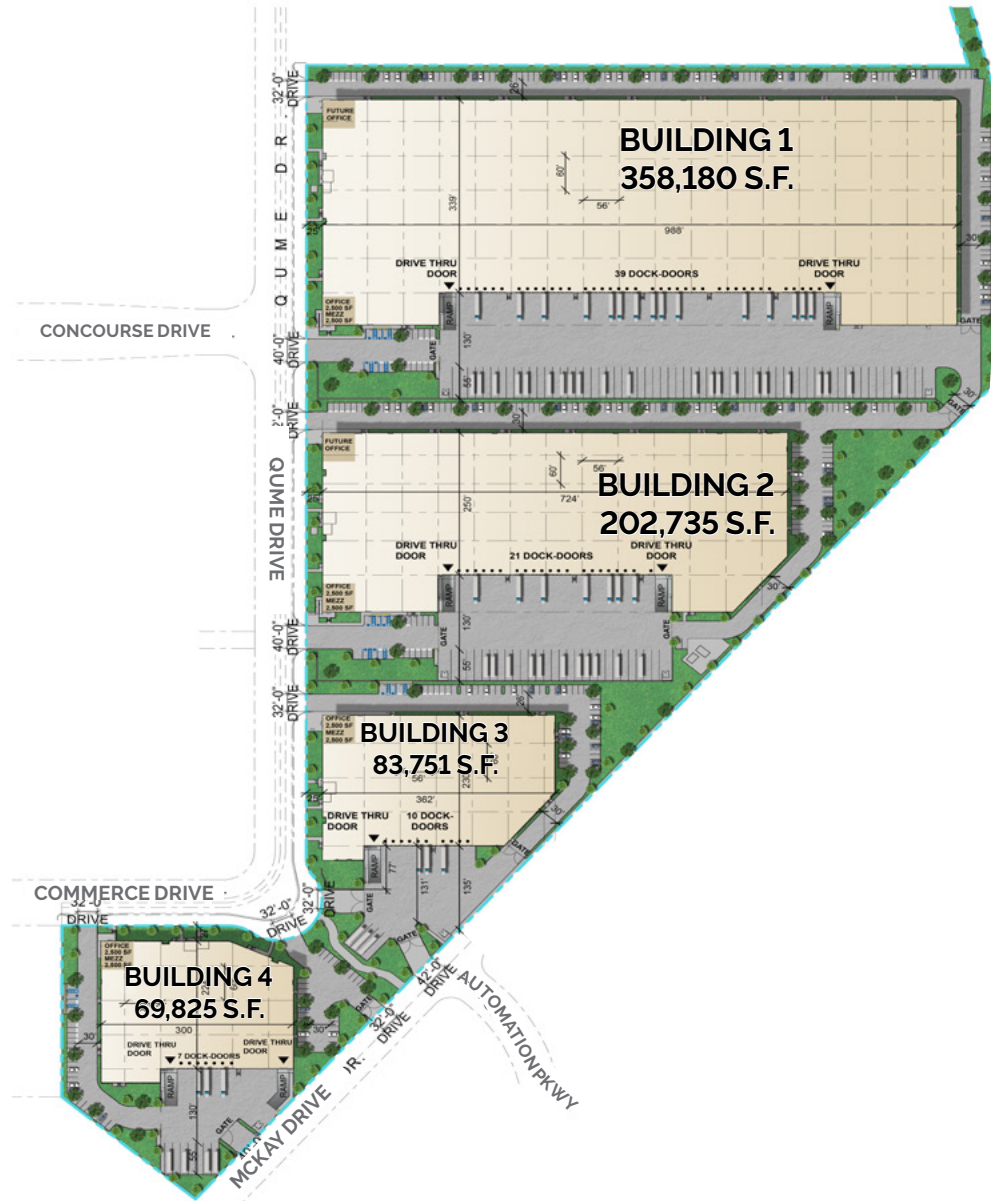
State-of-the-Art High Image Industrial Campus
Totaling 714,491 SF Across 4 Buildings

Turn-Key Specialized Improvements Including
Mechanical Pit-Levelers at Every Other Door, High End
Office with Mezzanine, and LED Lighting

Class A Buildings Designed for Multifaceted Industrial
and Advanced Manufacturing Tenants with Minimum
4000 amps at Each Building and 32'-36' Clear Heights

Excellent Access to San Jose Airport (4 Miles), Oakland
Airport (32 Miles), and San Francisco Airport (35 Miles)

Direct Highway Access to 680 (1.5 Miles), 880 FWY (1.7
Miles), and HWY 101 (3.2 Miles)



BUILDING 1 SPECS AND SITE PLAN



BUILDING 1

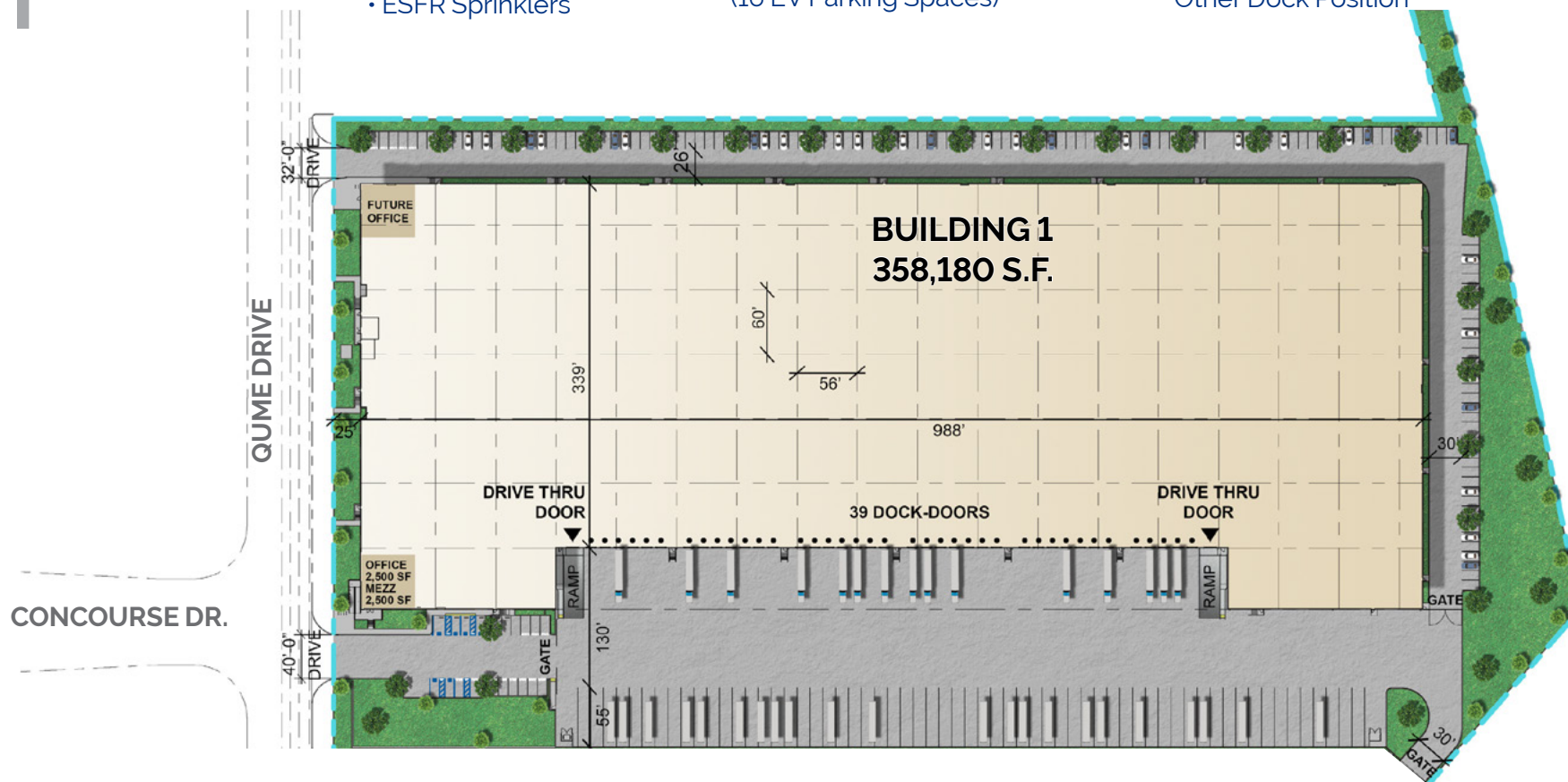
±358,180 SF

BUILDING SPECS

- 358,180 SF
- 36' Clear Height
- 39 Dock High Doors
- 2 Ground Level Doors
- ESRF Sprinklers
- 4000 Amps Power
- 61 Trailer Parking Spaces
- 185' Concrete Truck Court
- 132 Car Parking Spaces (16 EV Parking Spaces)

TURN-KEY TENANT IMPROVEMENTS

- 5,000 SF High-End Offices Including 2,500 SF of Mezzanine
- LED Motion Sensor Warehouse Lights and 20-foot Candles
- 40,000 Pound Mechanical Pit Levelers at Every Other Dock Position



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BUILDING 2 SPECS AND SITE PLAN



BUILDING 2

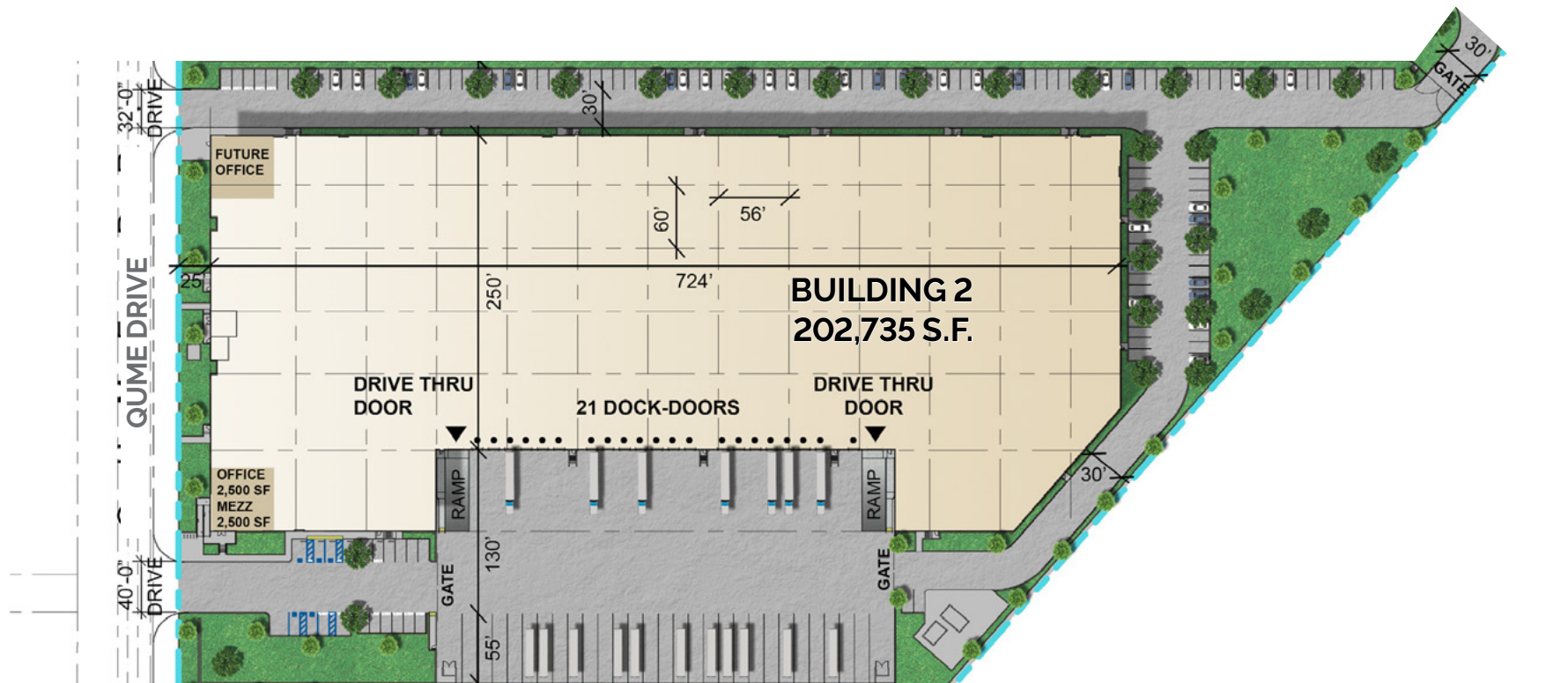
±202,735 SF

BUILDING SPECS

- 202,735 SF
- 36' Clear Height
- 21 Dock High Doors
- 2 Ground Level Doors
- ESRF Sprinklers
- 4000 Amps Power
- 27 Trailer Parking Spaces
- 185' Concrete Truck Court
- 126 Car Parking Spaces (16 EV Parking Spaces)

TURN-KEY TENANT IMPROVEMENTS

- 5,000 SF High-End Offices Including 2,500 SF of Mezzanine
- LED Motion Sensor Warehouse Lights and 20-foot Candles
- 40,000 Pound Mechanical Pit Levelers at Every Other Dock Position



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BUILDING 3

±83,751 SF

BUILDING SPECS

- 83,751 SF
- 32' Clear Height
- 10 Dock High Doors
- 1 Ground Level Door
- ESFR Sprinklers
- 4000 Amps Power
- 4 Trailer Parking Stalls
- 135' Concrete Truck Court
- 43 Car Parking Spaces
(6 EV Parking Spaces)

TURN-KEY TENANT IMPROVEMENTS

- 5,000 SF High-End Offices Including 2,500 SF of Mezzanine
- LED Motion Sensor Warehouse Lights and 20-foot Candles
- 40,000 Pound Mechanical Pit Levelers at Every Other Dock Position



BUILDING 4

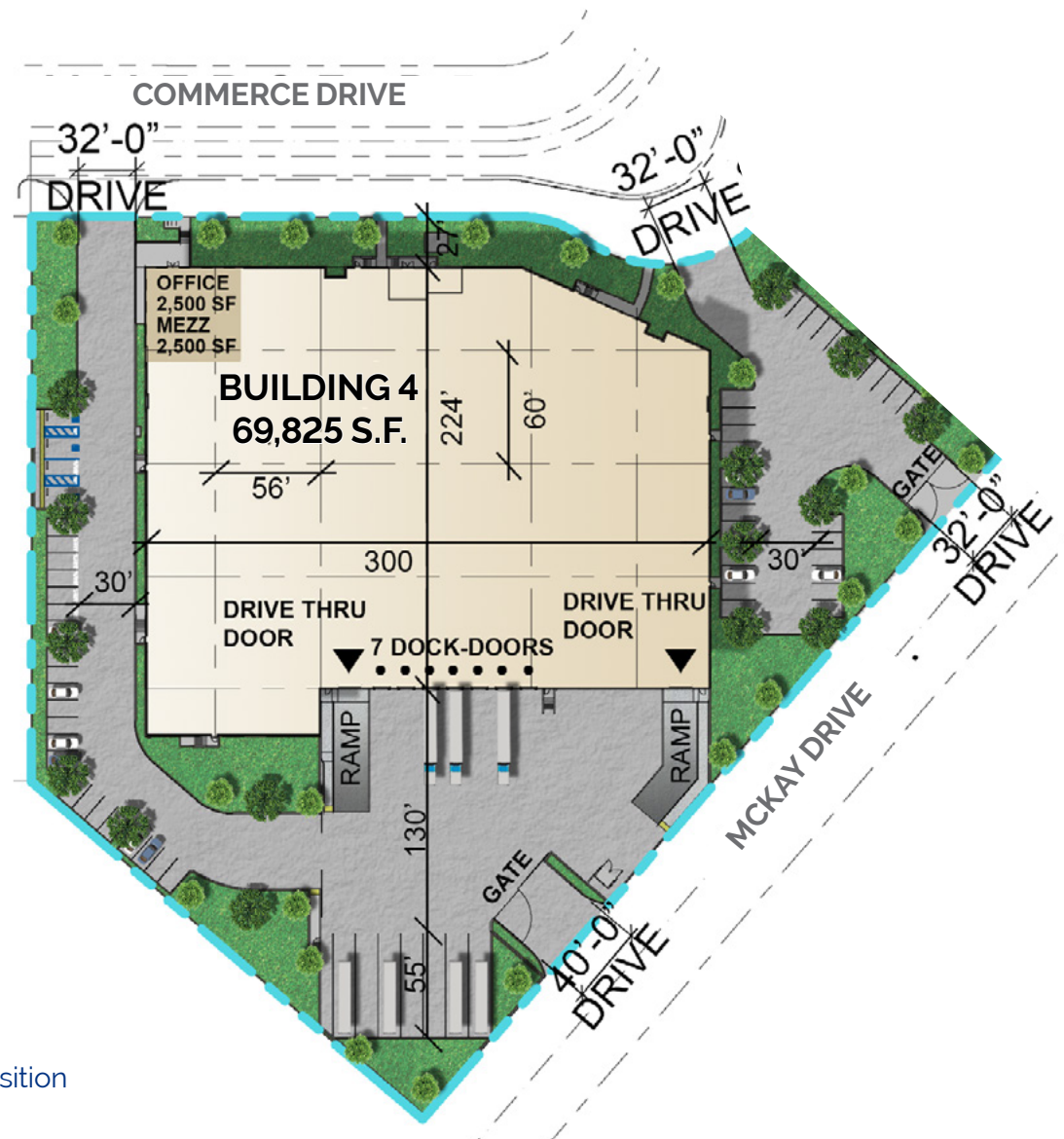
±69,825 SF

BUILDING SPECS

- 69,825 SF
- 32' Clear Height
- 7 Dock High Doors
- 1 Ground Level Door
- ESFR Sprinklers
- 4000 Amps Power
- 7 Trailer Parking Stalls
- 185' Concrete Truck Court
- 43 Car Parking Spaces
(6 EV Parking Spaces)

TURN-KEY TENANT IMPROVEMENTS

- 5,000 SF High-End Offices Including 2,500 SF of Mezzanine
- LED Motion Sensor Warehouse Lights and 20-foot Candles
- 40,000 Pound Mechanical Pit Levelers at Every Other Dock Position



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#1 in Northern California for the **Most Engineering Resident Workers** with over **15,370** residents



Over **39,000** Engineers within a 30-minute drive time



The heart of Silicon Valley with over **400** start-ups HQ'ed in San Jose since 2015



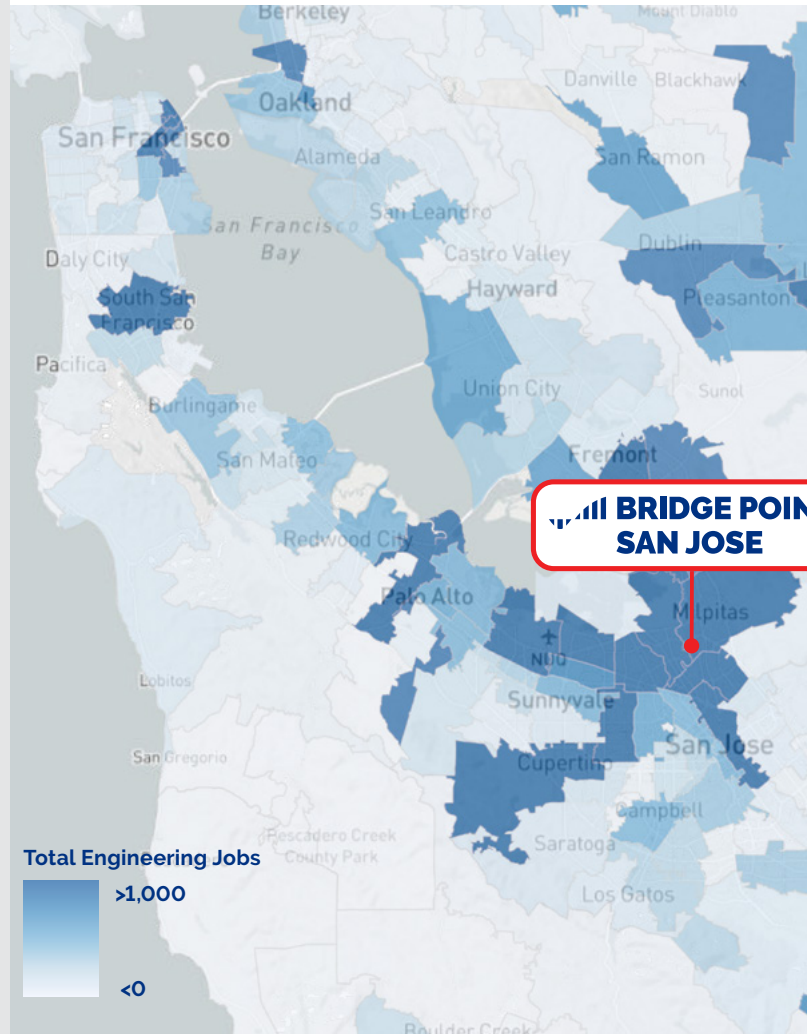
The **most innovative** city in Northern California with over **76,000** patents



One of the **highest educated** regions with over **170,000** residents with a **STEM degree**

SAN JOSE LABOR STRENGTH

Total Engineering Jobs, March 2023



ENGINEERING TALENT IN SANTA CLARA COUNTY

Santa Clara County (2022)



3.3 times

the national average of Bioengineers & Biomedical Engineers



13.1 times

the national average of Computer Hardware Engineers



3.5 times

the national average of Electrical Engineers



1.7 times

the national average of Industrial Engineers



3.6 times

the national average of Materials Engineers



2.2 times

the national average of Mechanical Engineers



The most productive manufacturing labor force nationally with **\$516,700** of gross output per job



The most advanced industries jobs in Northern California



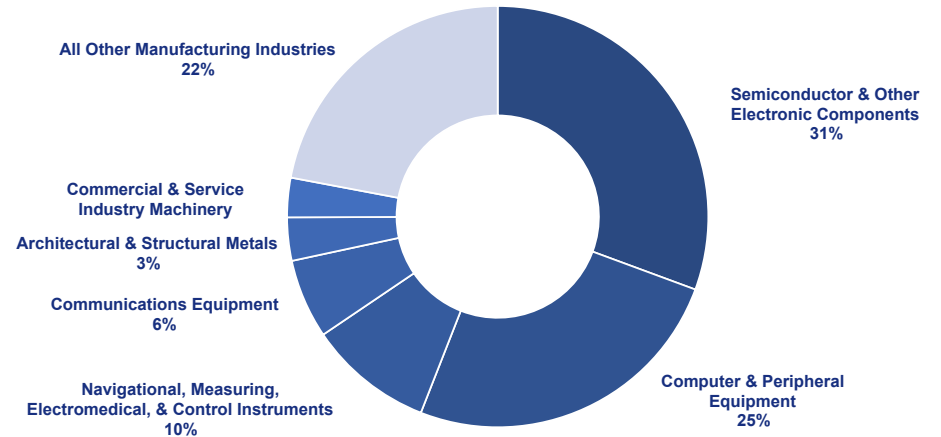
The strongest traditional manufacturing talent base in Northern California with **over 23,000** manufacturing workers living in the city



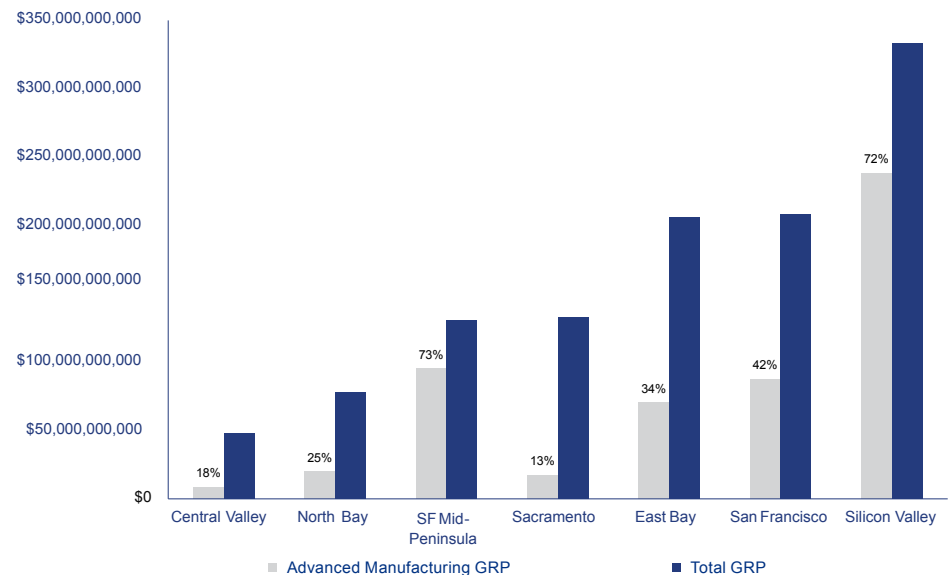
Over **32,000** Energy-sector/ClimateTech resident workers within a 30-minute drive time

ECOSYSTEM FOR GROWTH

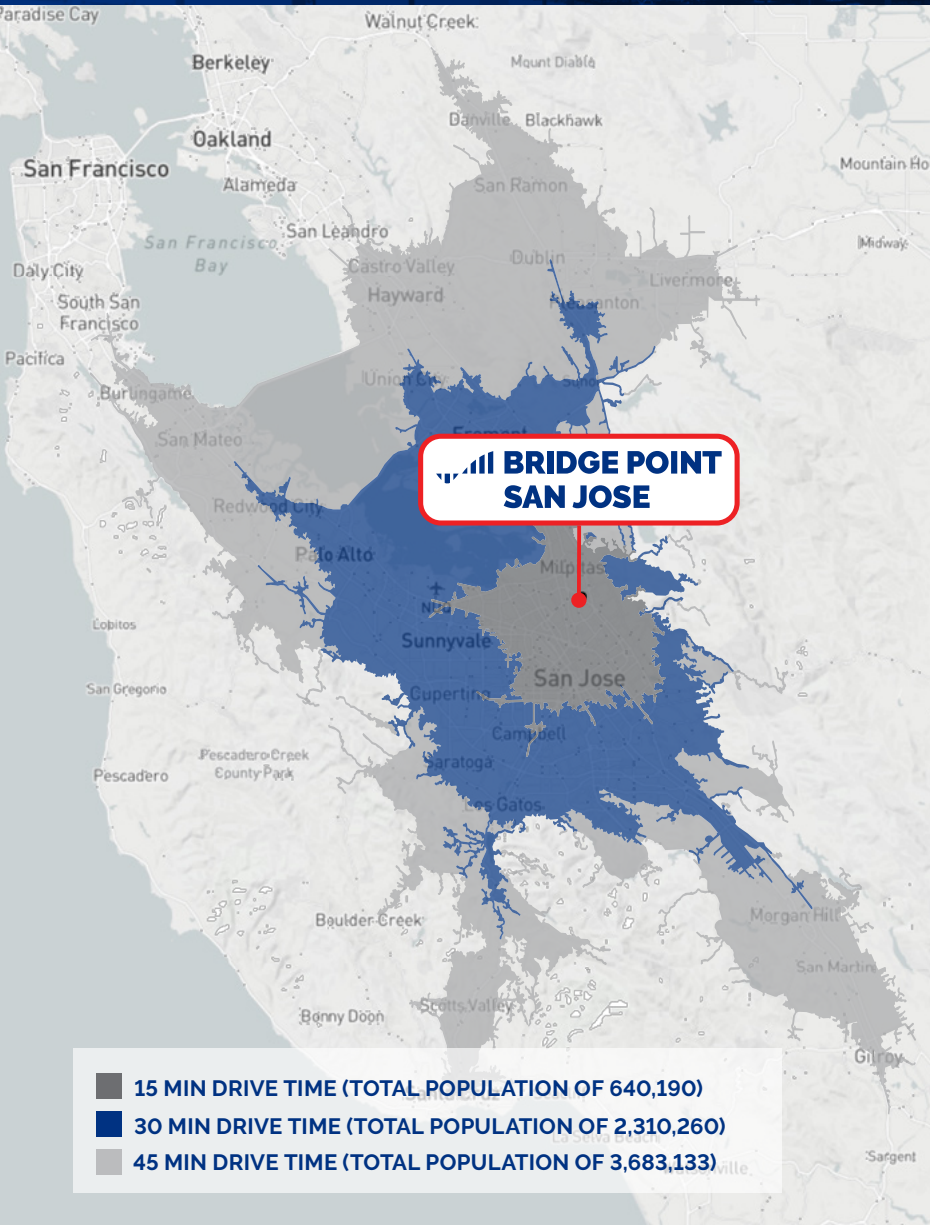
Top Manufacturing Industries by Employment, San Jose*



GROSS REGIONAL PRODUCT 2022



TALENT TO **MOVE** YOUR PRODUCT



2023 LABOR DEMOGRAPHICS

(within 30-minute drivetime)

TRANSPORTATION LABOR

17,507	15,075	\$23.80	\$25.92
Jobs	Resident Workers	Median Hourly Earnings	Avg. Hourly Earnings

WAREHOUSE LABOR

29,830	26,534	\$19.79	\$20.48
Jobs	Resident Workers	Median Hourly Earnings	Avg. Hourly Earnings

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2023 CONSUMER DEMOGRAPHICS

30-minute drivetime from property



2,250,337

Total Population



758,849

Total Households



\$151,217

Median Household Income



504,854

Household Income \$100,000 or greater



\$1,387,618

Median Home Value



\$112,401

Median Disposable Income



908,695

Spent \$500+ on Internet Orders Last 12 Month



509,245

Generation Z Population (Born 1999 to 2016)



581,453

Millennial Population (Born 1981 to 1998)



471,622

Generation X Population (Born 1965 to 1980)

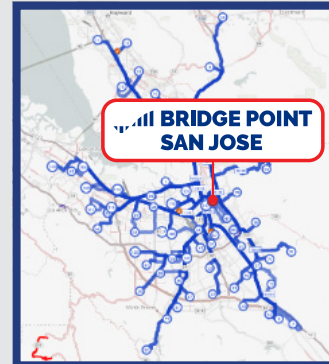


397,522

Baby Boomer Population (Born 1946 to 1964)

OPERATIONAL COST COMPARISON BASED ON LOCATION

Assumes 200 sprinter van trips per day

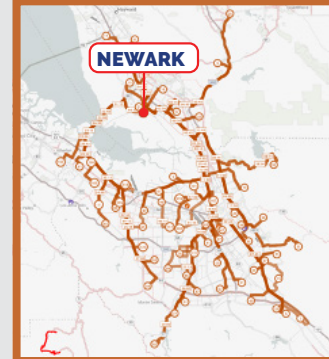


BRIDGE POINT SAN JOSE

\$2.96M estimated transportation cost

1.45M vehicle miles traveled annually

Bridge Point San Jose's superior location saves \$1.21M compared to Newark and \$5.33M compared to Gilroy in annual transportation costs



NEWARK

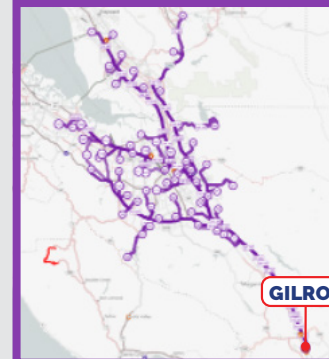
\$4.17M estimated transportation cost

+\$1.21M in additional operational costs

+\$0.51 per SF/month over a 200K SF building

+718K vehicle miles traveled annually

Equivalent to **237** additional cars on the road each year in greenhouse gas emissions



GILROY

\$8.29M estimated transportation cost

+\$5.33M in additional operational costs

+\$2.22 per SF/month over a 200K SF building

+718K vehicle miles traveled annually

Equivalent to **1,097** additional cars on the road each year in greenhouse gas emissions

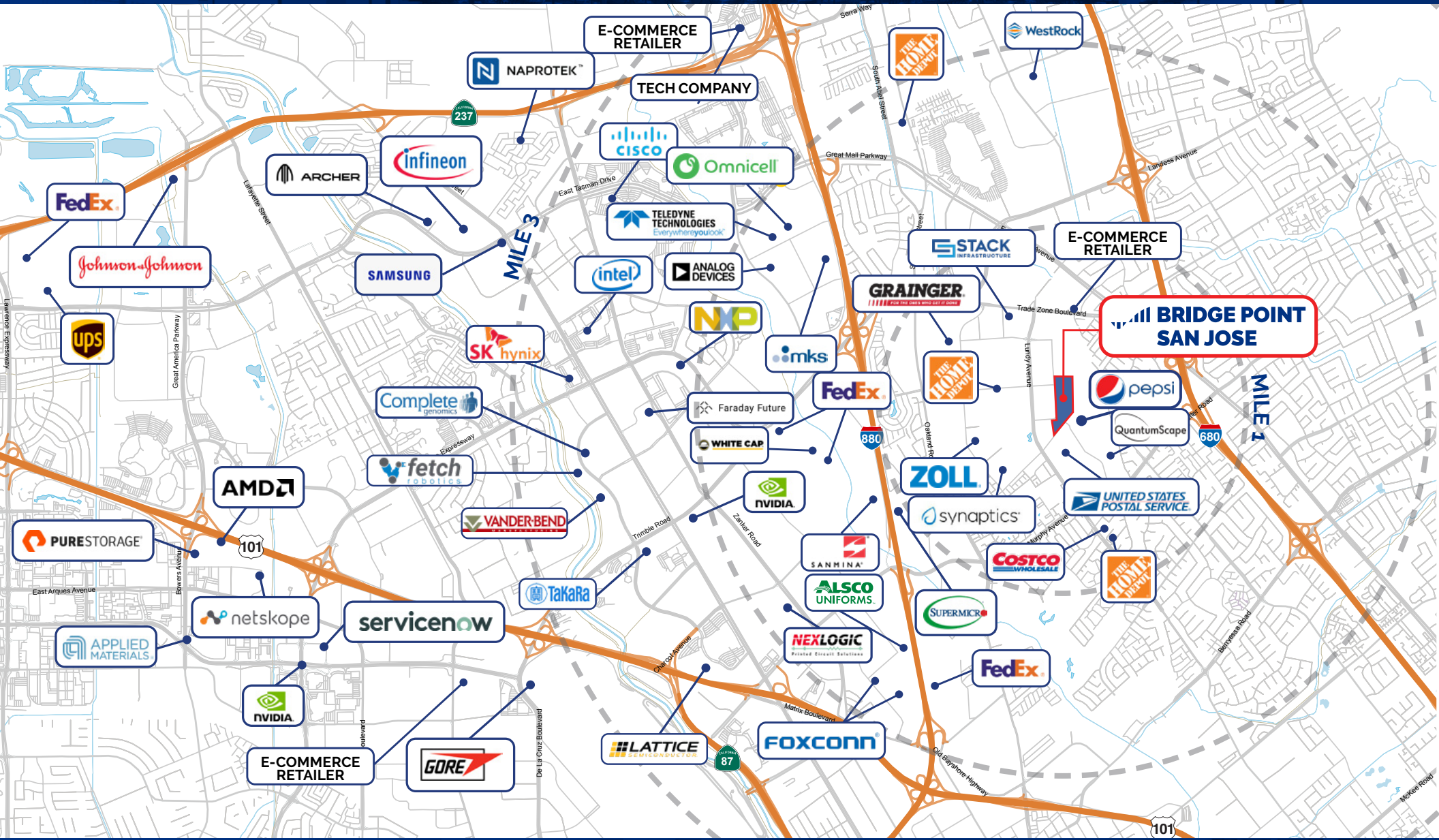
Representative/Potential/Hypothetical Demand by ZIP

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CORPORATE NEIGHBORS



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Drive times & Distances

TO CITIES

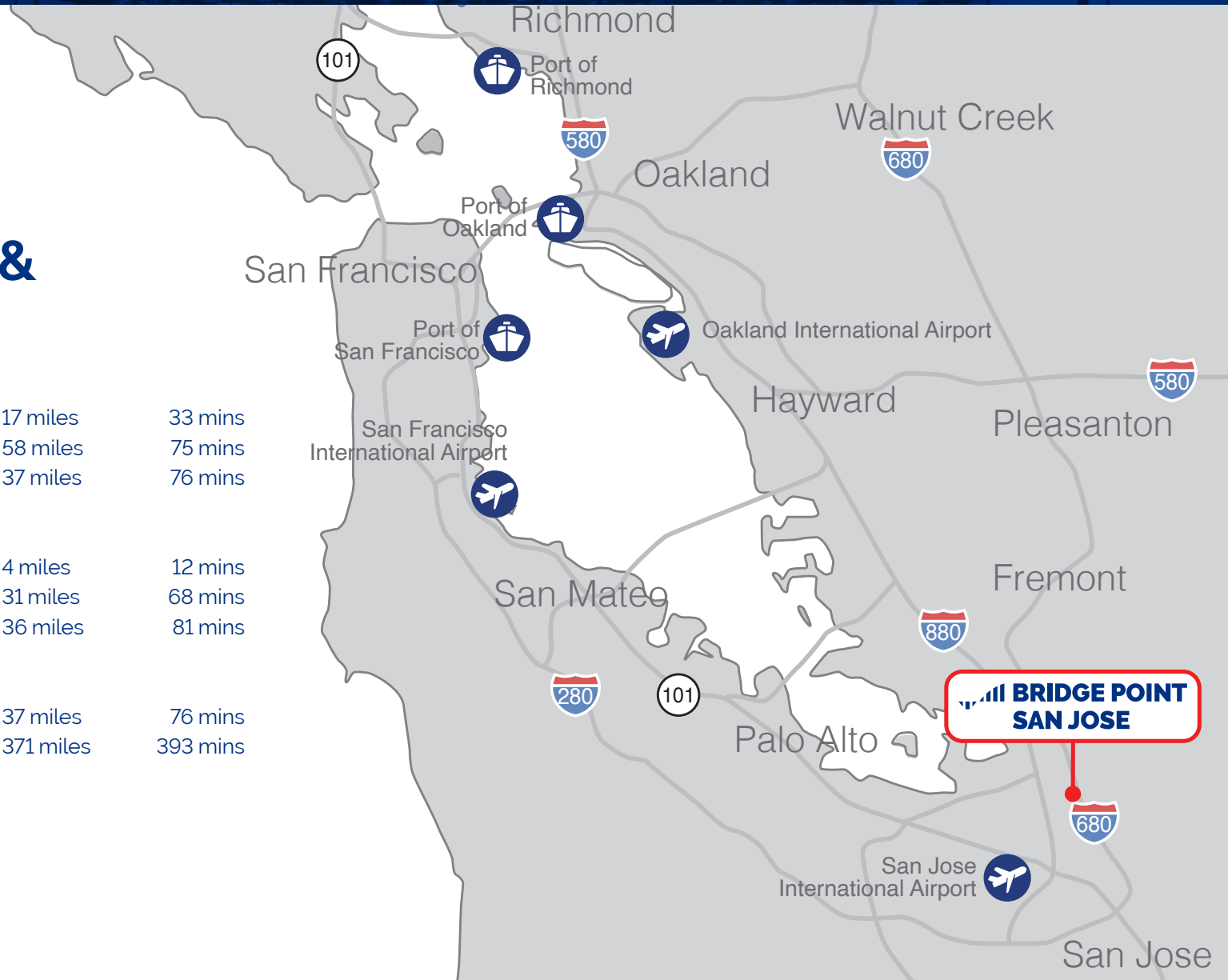
Palo Alto	17 miles	33 mins
San Francisco	58 miles	75 mins
Oakland	37 miles	76 mins

TO AIRPORTS

San Jose Airport	4 miles	12 mins
Oakland Airport	31 miles	68 mins
San Francisco Airport	36 miles	81 mins

TO PORTS

Port of Oakland	37 miles	76 mins
Port of Los Angeles	371 miles	393 mins



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**JLL BRIDGE POINT
SAN JOSE**

1.5 miles to I-680
1.7 miles to I-880
3.2 miles to 101

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BRIDGE 74 MILLION+ SF WORLDWIDE

Seattle

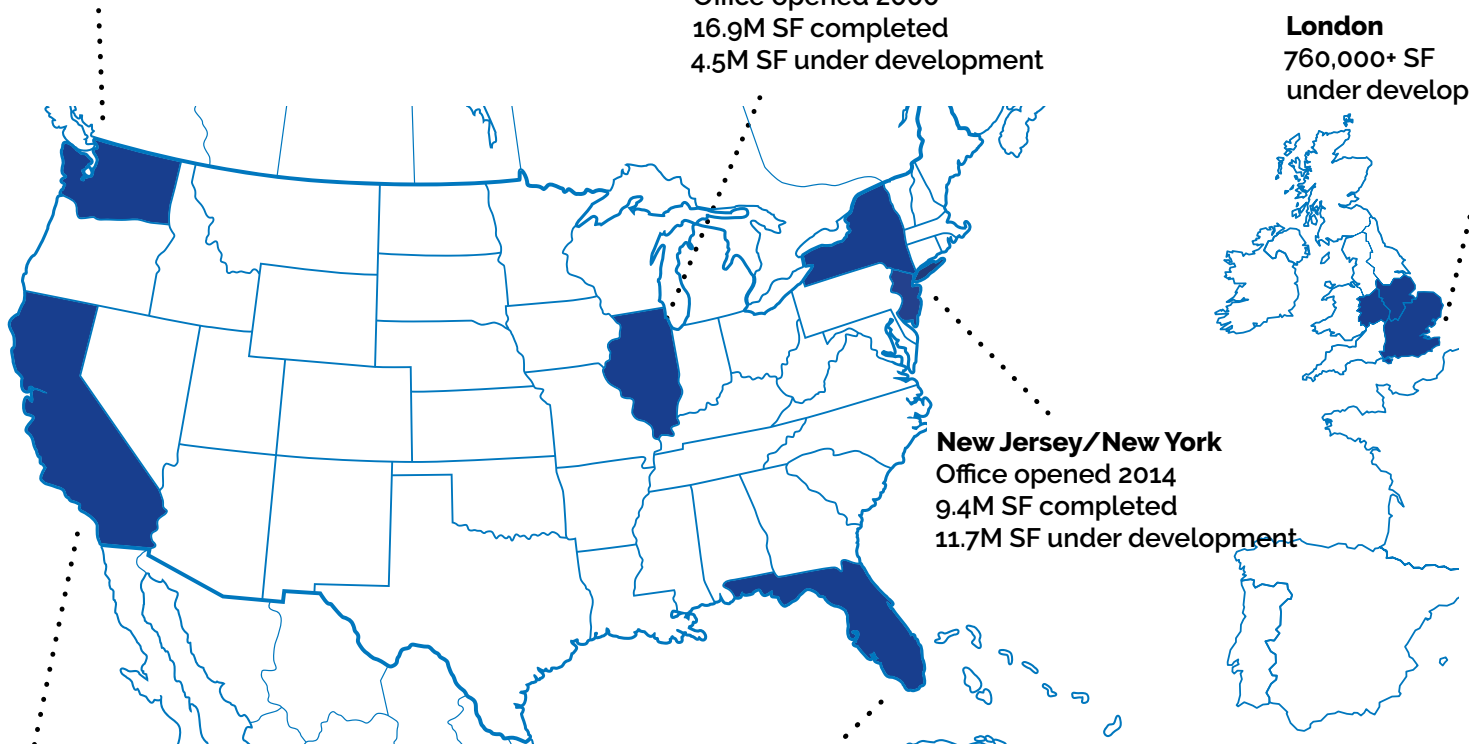
Office opened 2018
3.1M SF completed
6.4M SF under development

Chicago

Office opened 2000
16.9M SF completed
4.5M SF under development

London

760,000+ SF
under development



New Jersey/New York

Office opened 2014
9.4M SF completed
11.7M SF under development

Los Angeles/San Francisco

Office opened 2015
4.5M SF completed
4.8M SF under development

Miami

Office opened 2012
5.9M SF completed
5.5M 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 **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

444 W. Lake St., STE 3125, Chicago, IL 60606

www.bridgeindustrial.com

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