

JLL

BRIDGE

NOW UNDER CONSTRUCTION
DELIVERING MARCH 2026



BRIDGE POINT
SAN JOSE

COMMERCE DRIVE & QUME DRIVE | SAN JOSE, CA

HIGH POWERED TURN-KEY INDUSTRIAL CAMPUS

PREMIER SILICON VALLEY CLASS A DEVELOPMENT

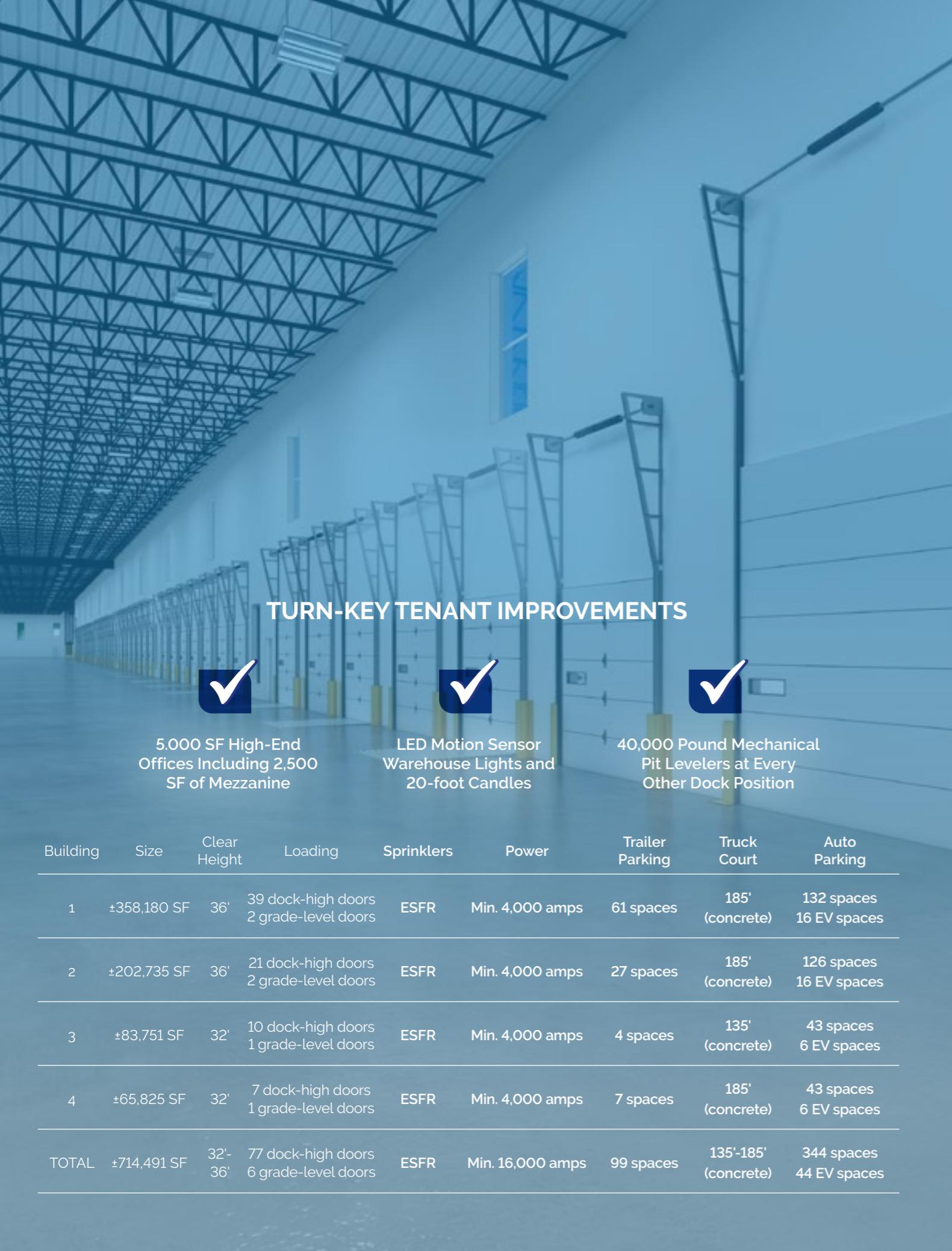


SITE

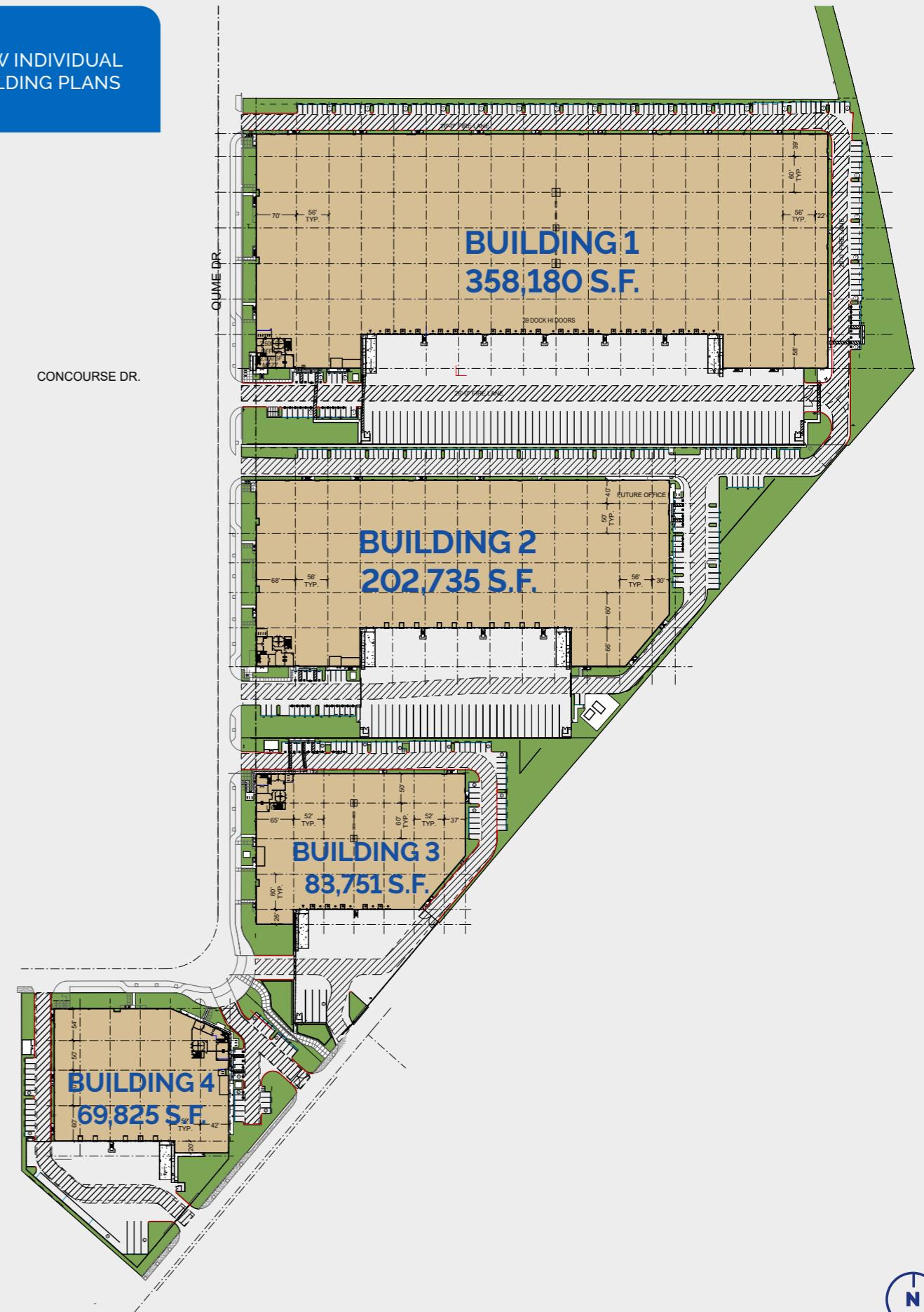
32.8 Acres

±714,491 SF

ACROSS 4 BUILDINGS



VIEW INDIVIDUAL
BUILDING PLANS





STATE-OF-THE-ART HIGH IMAGE INDUSTRIAL CAMPUS

Bridge Point San Jose offers Class A buildings designed for multifaceted industrial and advanced manufacturing tenants. Each building comes equipped with a minimum of 4,000 amps of power and 32'-36' clear heights. Turn-key specialized improvements include: mechanical pit-levelers at every other door, high end office with mezzanine, and LED Lighting. With excellent access to Bay Area airports and direct highway access, Bridge Point San Jose ideally located in the heart of Silicon Valley.

Delivery
March 2026

32.8 AC
Land Size

±714,491 SF Across
4 Buildings

Min 4,000 AMPS of
Power per Building

Electric
Vehicle Charging
Points

Target LEED
Certification

32'-36'
Clear Heights

Prime Central Silicon
Valley Location

TALENT TO DRIVE DESIGN

ENGINEERING TALENT IN SANTA CLARA COUNTY

Santa Clara County (2024)



2.1 times

the national average of Bioengineers & Biomedical Engineers



19.3 times

the national average of Computer Hardware Engineers



6.3 times

the national average of Electrical Engineers



1.5 times

the national average of Industrial Engineers



3.6 times

the national average of Materials Engineers



2 times

the national average of Mechanical Engineers



#1 in Northern California for the **Most** Engineering Resident Workers with over **17,000** residents



Over **36,500** Engineers within a 30-minute drive time



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



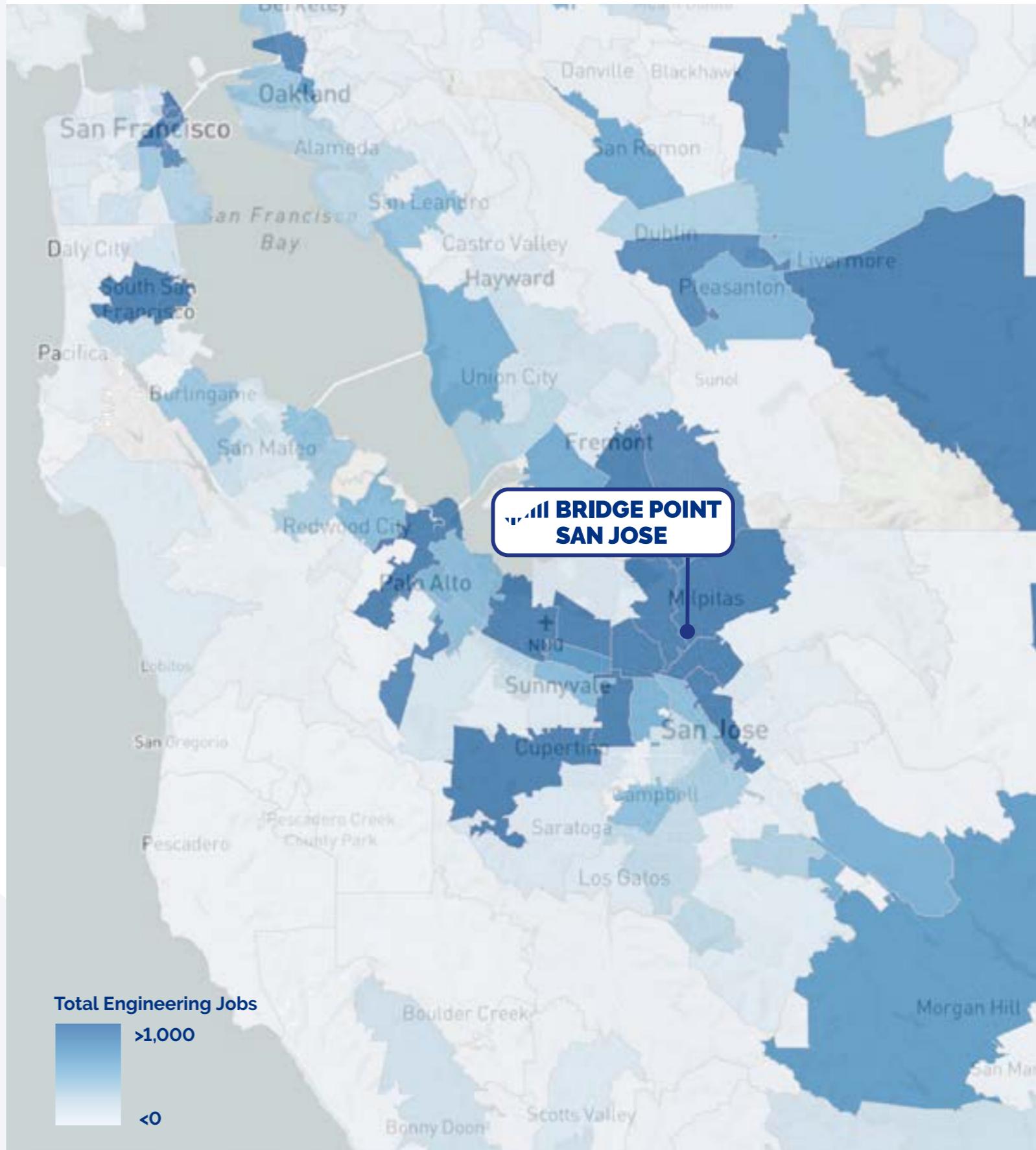
The **most innovative city** in Northern California with over **78,200** patents



One of the **highest educated regions** with over **186,000** residents with a **STEM** degree

SAN JOSE LABOR STRENGTH

Total Engineering Jobs, 2024



TALENT TO BUILD THE FUTURE



The most productive manufacturing labor force nationally with \$510,700 of gross output per job



The strongest traditional manufacturing talent base in Northern California with over 28,800 manufacturing workers living in the city

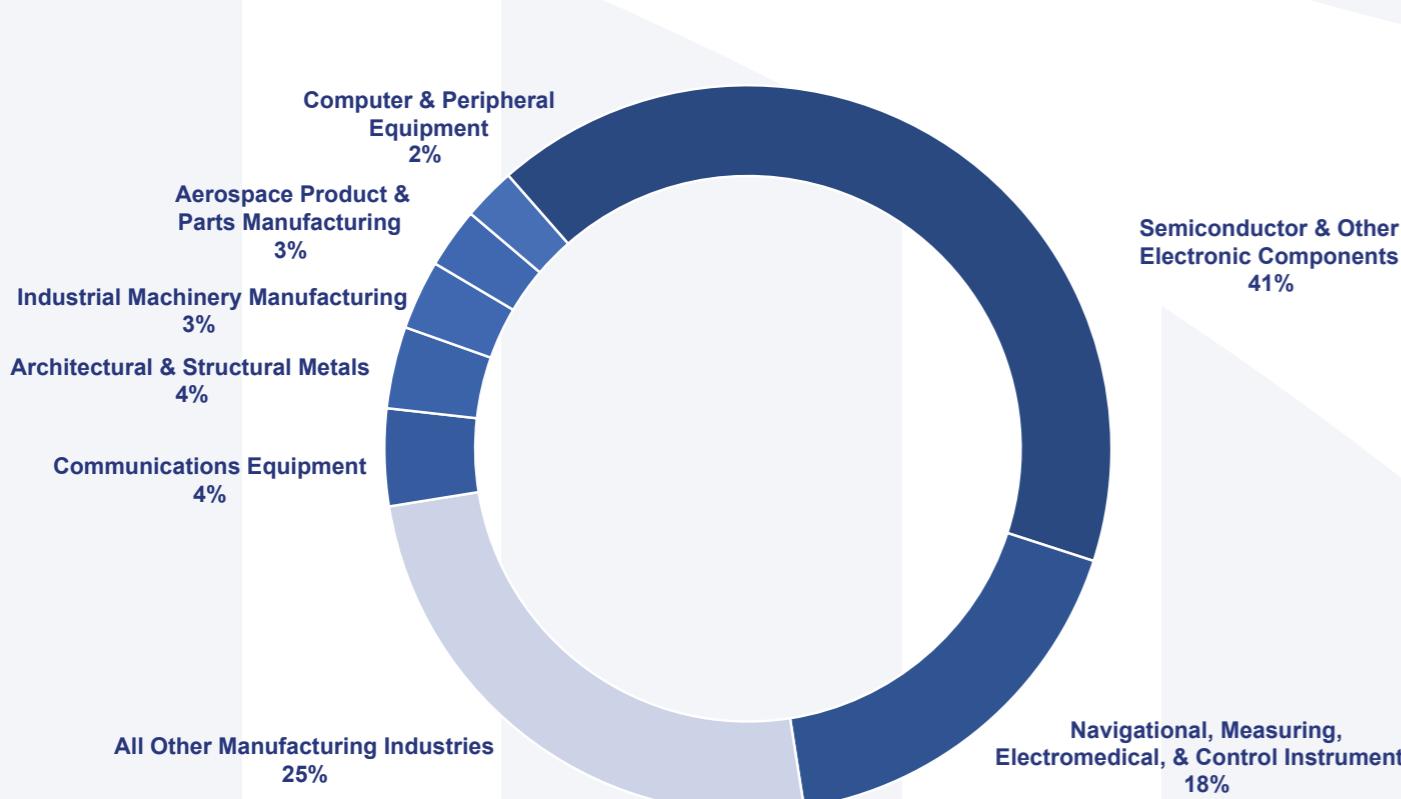


Over 32,000 Energy-sector/ClimateTech resident workers within a 30-minute drive time

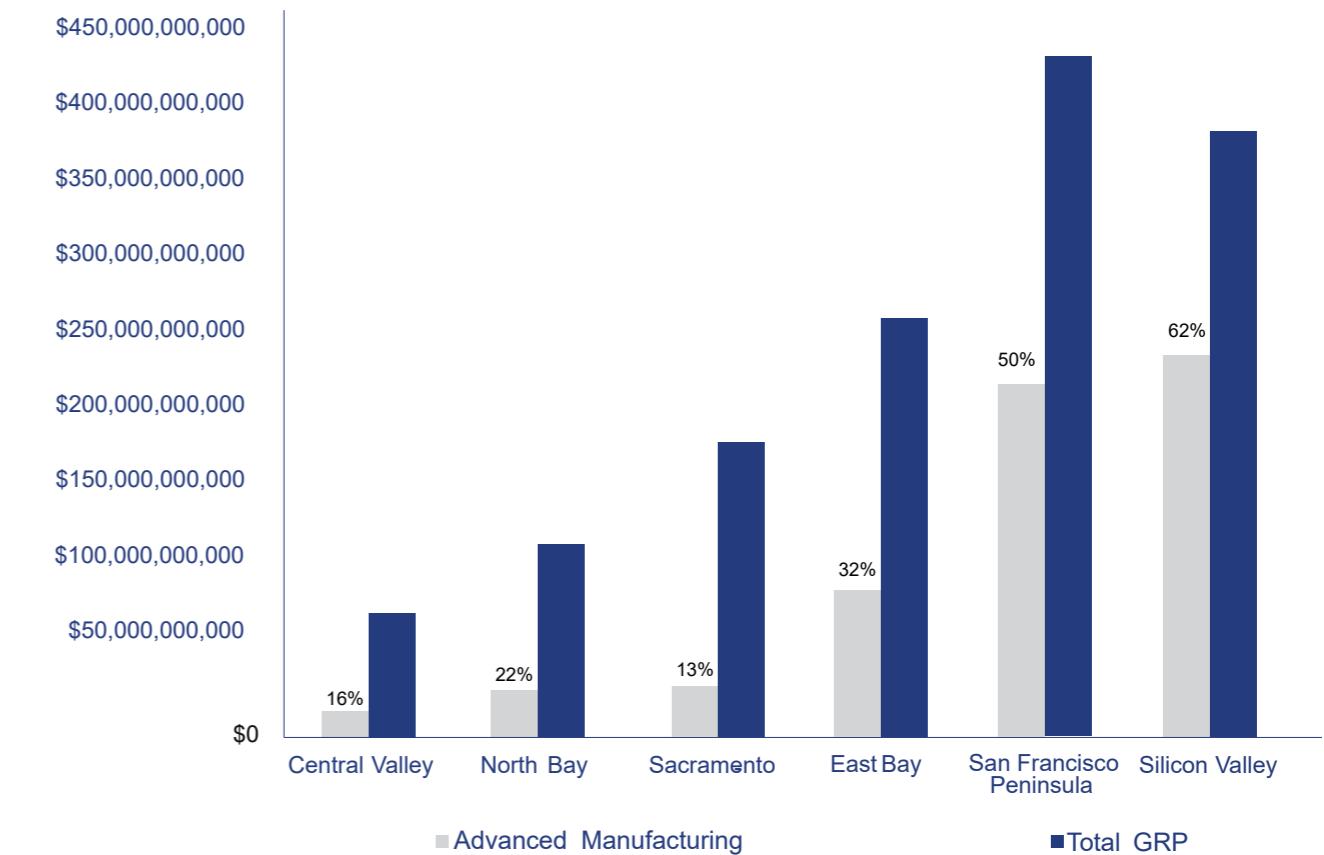


The most advanced industries jobs in Northern California

ECOSYSTEM FOR GROWTH
Top Manufacturing Industries by Employment, San Jose



GROSS REGIONAL PRODUCT
2024



TALENT TO MOVE YOUR PRODUCT

2024 LABOR DEMOGRAPHICS

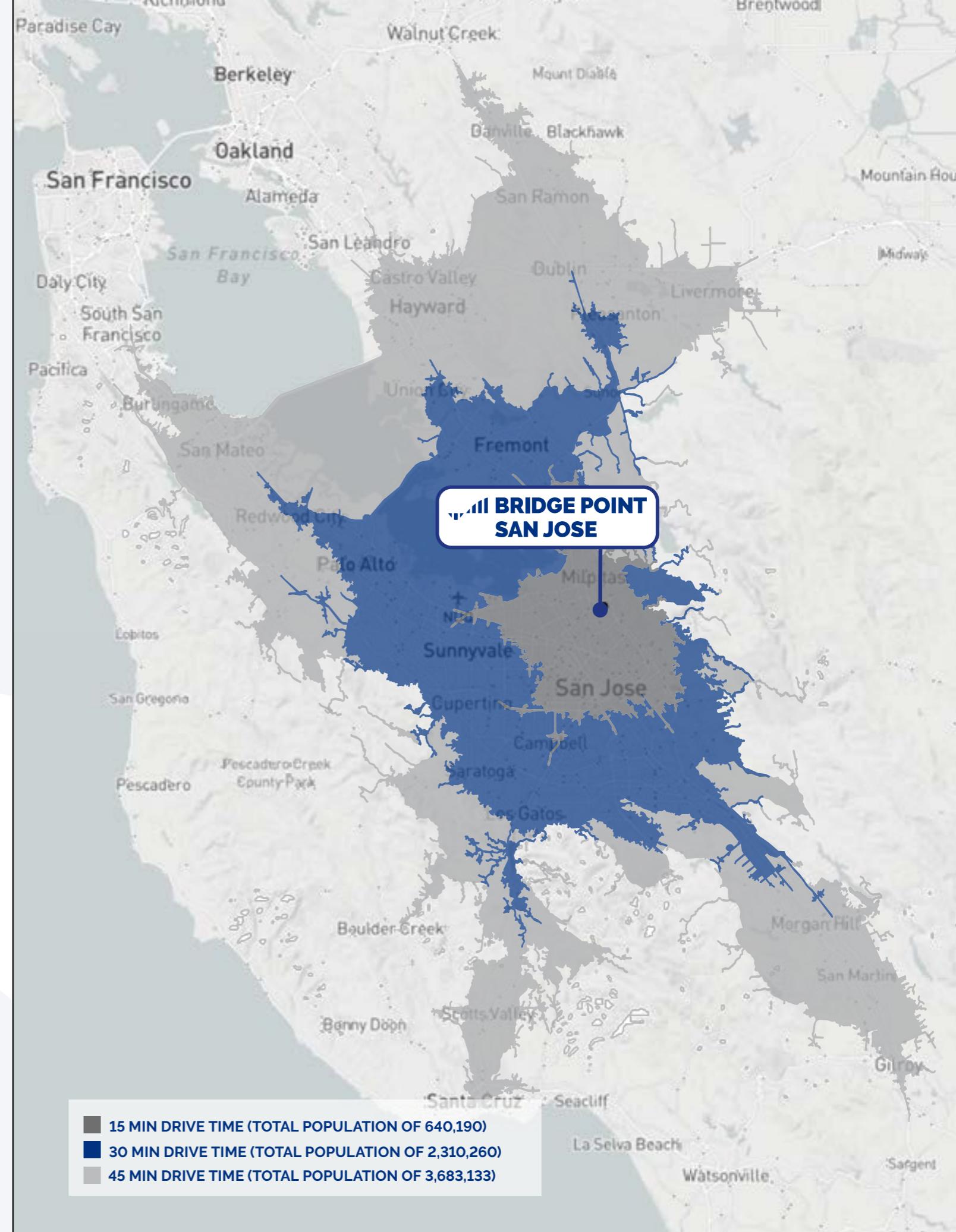
(within 30-minute drivetime)

TRANSPORTATION LABOR

30,504	28,849	\$25.29	\$26.97
Jobs	Resident Workers	Median Hourly Earnings	Avg. Hourly Earnings

WAREHOUSE LABOR

36,471	31,735	\$20.45	\$21.56
Jobs	Resident Workers	Median Hourly Earnings	Avg. Hourly Earnings



ACCESS TO CONSUMERS

2024 CONSUMER DEMOGRAPHICS

(within 30-minute drivetime)



2,239,589

Total Population



755,607

Total Households



\$161,552

Median Household Income



522,288

Household Income
\$100,000 or greater



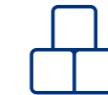
\$1,488,085

Median Home Value



\$119,552

Median Disposable Income



1,618,908

Internet Orders
Last 12 Month



473,333

Generation Z
Population
(Born 1999 to 2016)



648,187

Millennial
Population
(Born 1981 to 1998)



472,333

Generation X
Population
(Born 1965 to 1980)

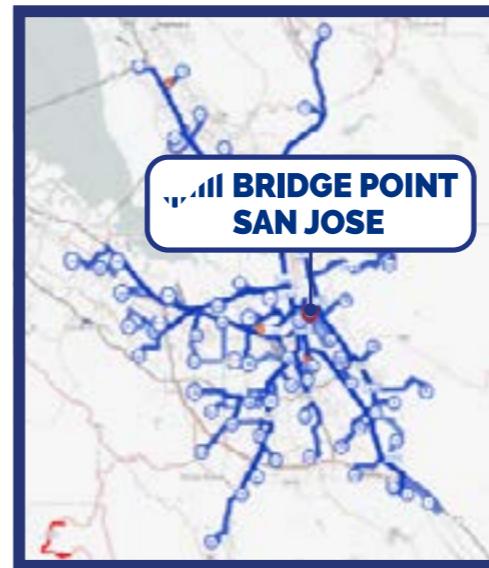


357,547

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

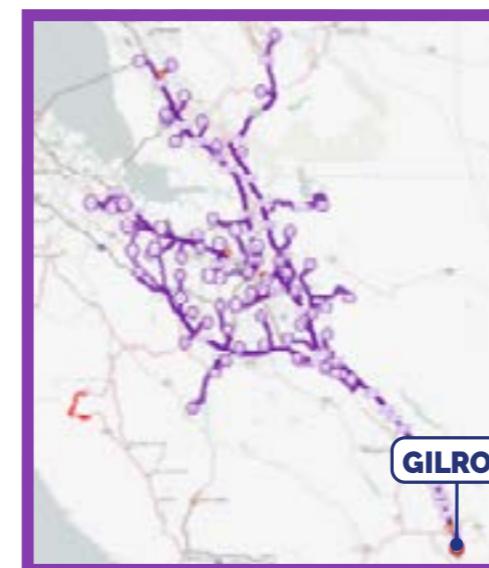
\$4.17M estimated transportation cost

+\$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

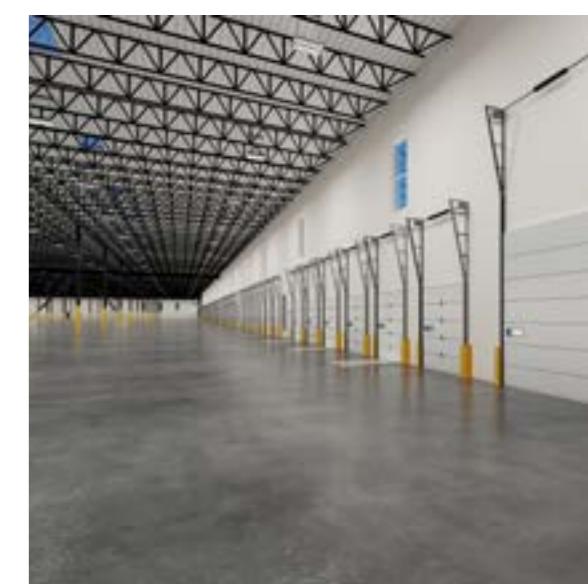
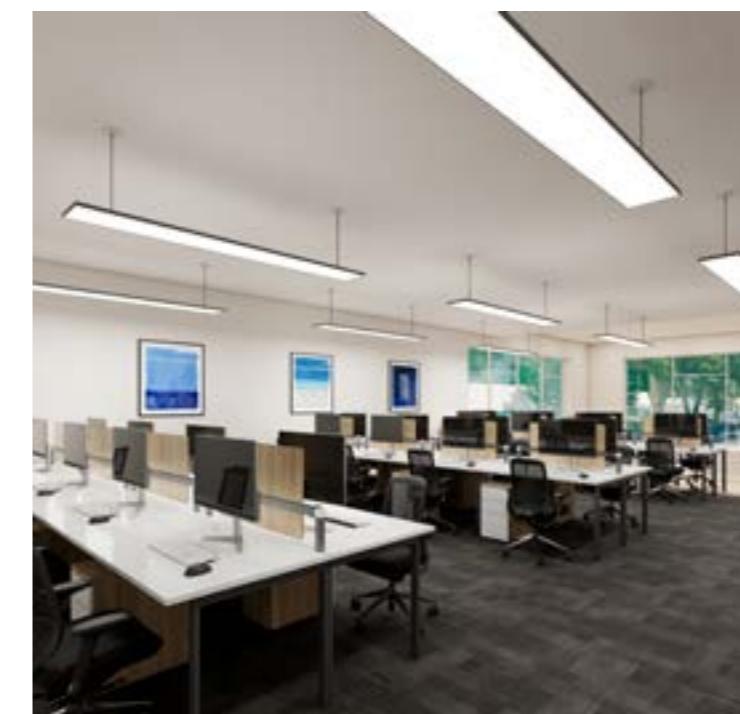
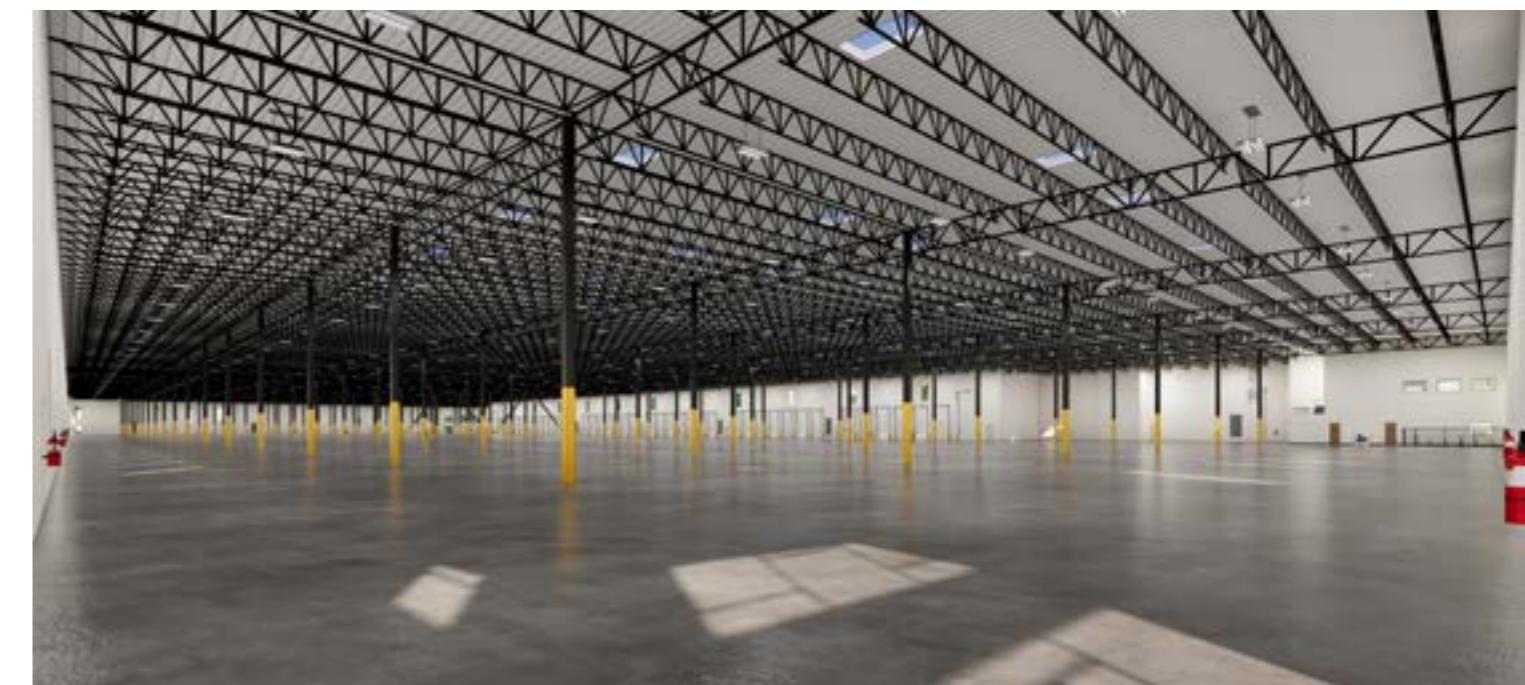
\$8.29M estimated transportation cost

+\$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



PERFECTLY LOCATED IN SAN JOSE

With excellent, direct highway access to 680 (1.5 Miles), 880 FWY (1.7 Miles), and HWY 101 (3.2 Miles)

TO CITIES:

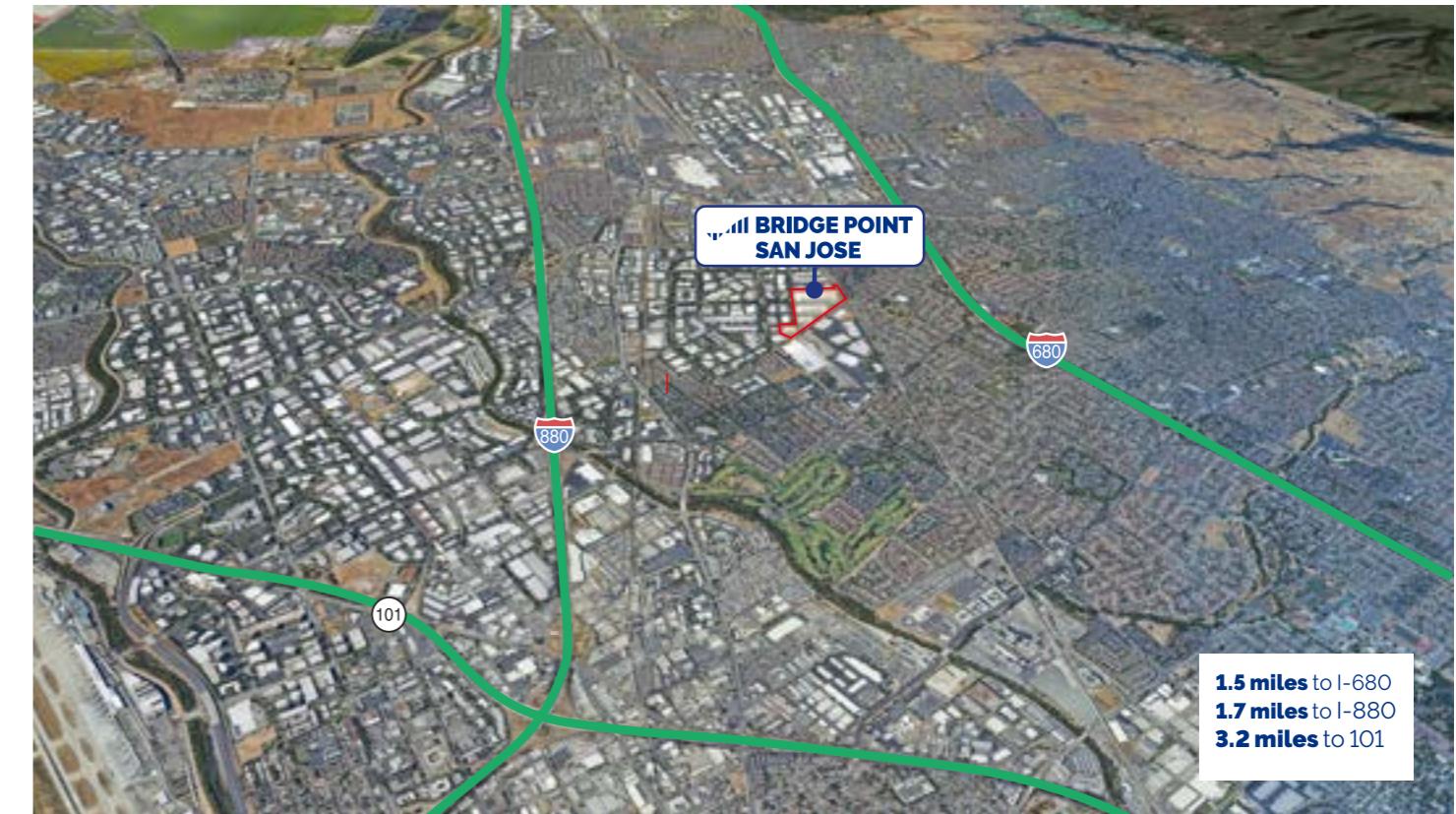
Palo Alto - 17 miles
San Francisco - 58 miles
Oakland - 37 miles

TO AIRPORTS

SJO - 4 miles
OAK - 31 miles
SFO - 36 miles

TO PORTS

Oakland - 37 miles
Richmond - 53 miles
Los Angeles - 371 miles







CHICAGO • LA • MIAMI • NJ • NY • PHILADELPHIA • SF • SEATTLE
AMSTERDAM • LONDON • PARIS

Bridge Industrial, a privately-owned, vertically integrated real estate operating company and investment manager transforms complex real estate opportunities into irreplaceable industrial assets.

Bridge Industrial acquires and develops sites where it can leverage its expertise in complex transactions, skilled site development, creative property solutions, and successful leasing. The firm seeks opportunities to acquire and develop Class A logistics real estate, in the supply-constrained core markets of Chicago, Miami, New Jersey, New York, Los Angeles, San Francisco, Seattle, UK, and Europe. Since its inception in 2000, Bridge has successfully acquired and developed close to 74 million square feet of logistics facilities.



74M+ SF *ACQUIRED & DEVELOPED SINCE 2000*

OUR COMMITMENT TO SUSTAINABILITY

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.



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TERMS

Available on a new lease direct from the landlord.

FURTHER INFORMATION

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