

# BRIDGE POINT SOUTH BAY V & VI

BRIDGE

[www.bridgesouthbayvvi.com](http://www.bridgesouthbayvvi.com) | 14220 South Main Street and 159 East Rosecrans Avenue | Los Angeles, CA

[Virtual Building Tour Link](#)



COMPLETE AND READY FOR OCCUPANCY

## NEW INFILL DEVELOPMENT SOUTH BAY SUBMARKET

### HIGHLIGHTS

- FULLY COMPLIANT WITH GREEN ZONE ORDINANCE
- 24/7 OPERATIONS ALLOWED
- State-of-the-Art Industrial Design
- Drive-Around Capability
- Corner Location at Main Street and Rosecrans Avenue
- Directly Adjacent to 110, 91, and 105 Freeways
- Beneficially Located in Unincorporated Los Angeles County
- 16.1 Miles (22 Mins.) From the Port of Long Beach
- 15.1 Miles (20 Mins.) From the Port of Los Angeles
- 110 Freeway Exit at Rosecrans Ave or Redondo Beach Blvd

AVAILABLE SPACE

**208,261 SF**

NUMBER OF BUILDINGS

**Two**

DELIVERY DATE

**Available Now**

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Colliers

## BUILDING 1

### Characteristics

Size: 100,528 sf  
 Clear Height: 32'  
 Exterior Docks: 12  
 Drive-in Doors: 1  
 Car Parking: 124  
 Sprinkler: ESFR  
 Truck Court: 138'  
 Spec Office: 10,610 sf  
 Site Area: 4.10 Acres

## BUILDING 2

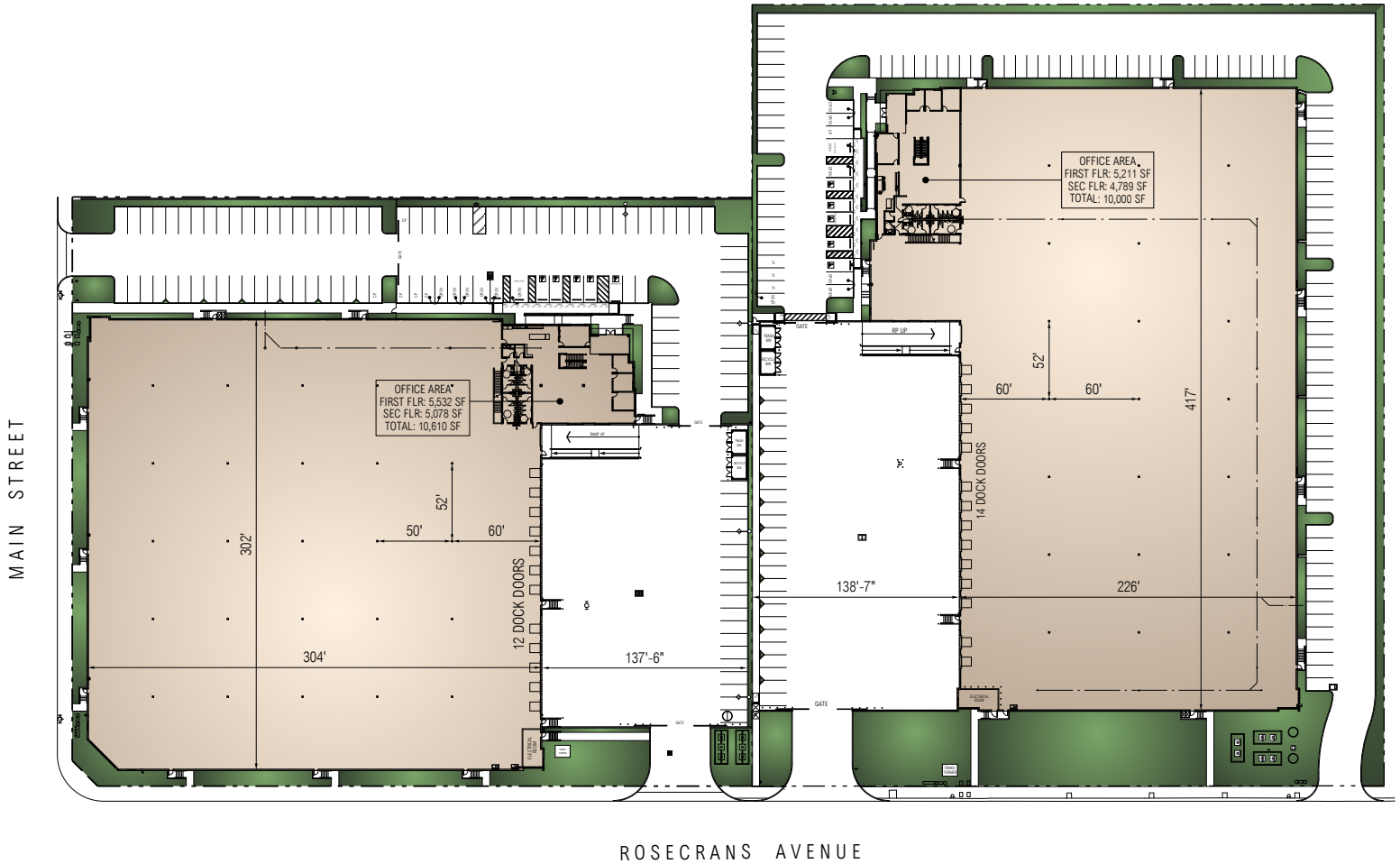
### Characteristics

Size: 107,733 sf  
 Clear Height: 32'  
 Exterior Docks: 14  
 Drive-in Doors: 1  
 Car Parking: 141  
 Sprinkler: ESFR  
 Truck Court: 139'  
 Spec Office: 10,000 sf  
 Site Area: 5.06 Acres

## ENHANCED

### Features

- Class A Design
- Brand New Construction
- Contemporary Architectural Features
- Clerestory Glass
- Premium Interior & Exterior Finishes
- Extensive Landscaping







# WAREHOUSE INTERIOR & TRUCK COURT BRIDGE



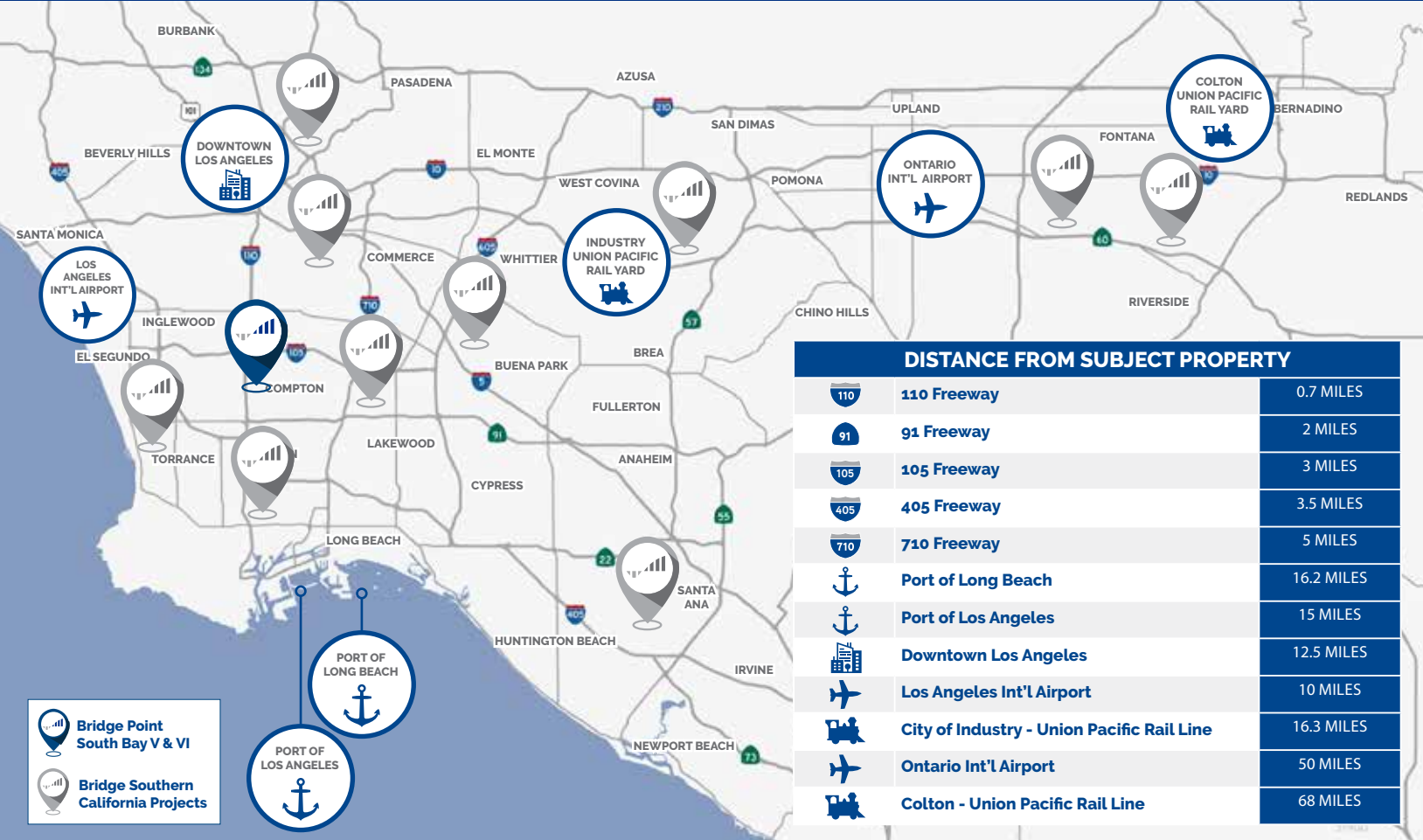
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# DISTANCE MAP AND CORP. NEIGHBORS



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# BRIDGE

# 72 MILLION+ SF WORLDWIDE

## Seattle

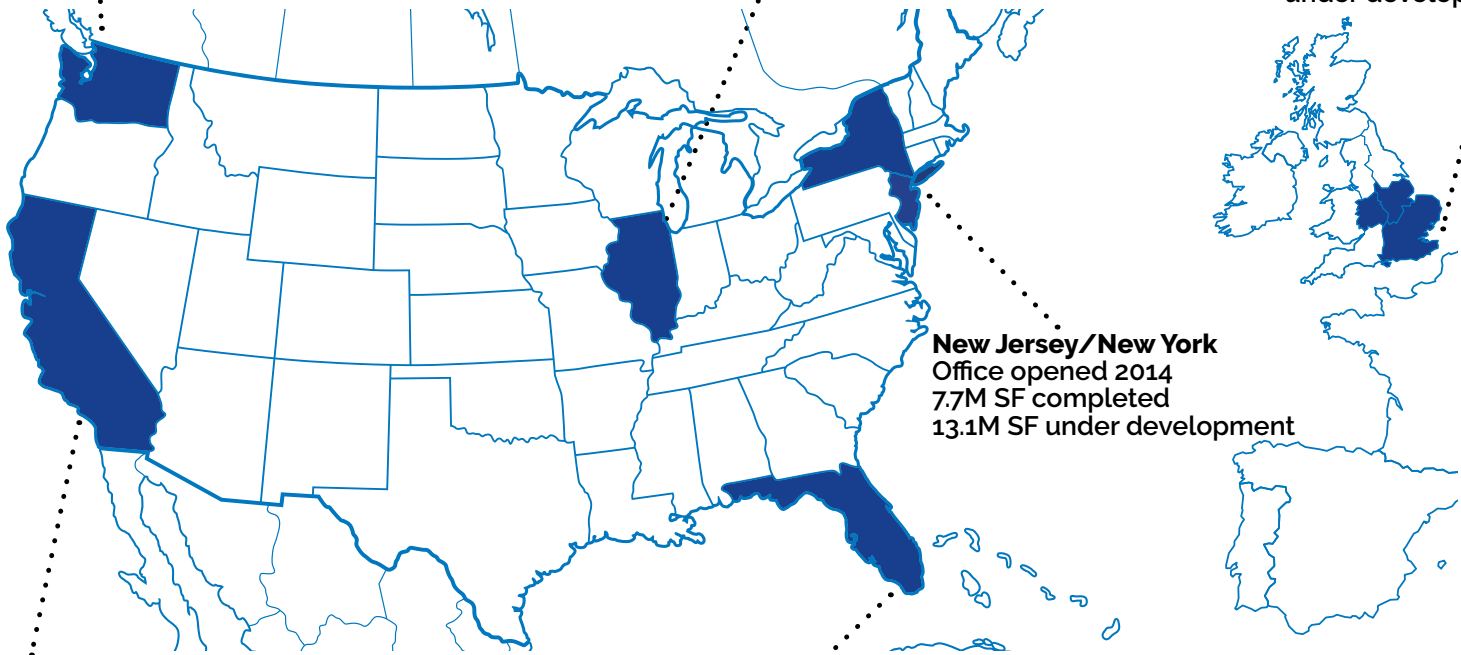
Office opened 2018  
2.8M SF completed  
6.7M SF under development

## 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

## New Jersey/New York

Office opened 2014  
7.7M SF completed  
13.1M SF under development

## Miami

Office opened 2012  
5.6M SF completed  
4.7M 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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