

FOR LEASE BRIDGE POINT LONG BEACH

bridgepointlongbeach.com | 2400 E. Artesia Blvd. | Long Beach, CA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



READY FOR OCCUPANCY TODAY!

DISTRIBUTION WAREHOUSE SOUTH BAY SUBMARKET HIGH IMAGE FREEWAY VISIBILITY

HIGHLIGHTS

- State-of-the-Art Industrial Design
- Corner Location with Drive-Around Capability
- Immediate Access to the 710, 91 & 605 Freeways
- Direct Routes to San Pedro Bay Port Complex
- 13.4 Miles (24 Mins.) From the Port of Long Beach
- 14.6 Miles (25 Mins.) From the Port of Los Angeles
- Exit Off Paramount Blvd., Cherry Ave. or Downey Ave.

AVAILABLE SPACE

415,312 SF

LAND SIZE

17.23 Acres

OCCUPANCY DATE

IMMEDIATE

JEFF HUBERMAN

SIOR, Principal
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562-568-2024

SPENCER CASEMENT

Principal
scasement@lee-associates.com
562-568-2045

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BUILDING

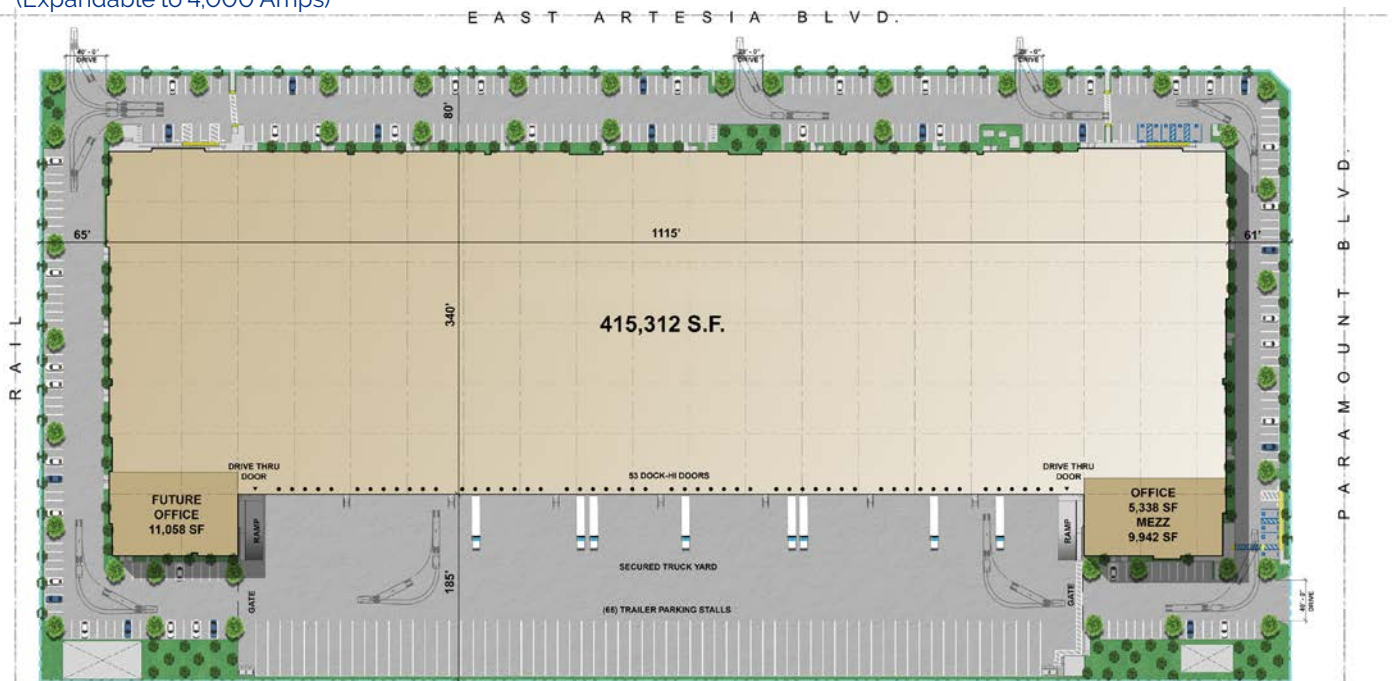
Characteristics

- Total Office SF: ±15,280 SF
(±5,338 SF + ±9,942 SF Finished Mezz.)
- Property Size: 17.23 Acres
- Dock-High Doors: 53
- Ground-Level Doors: 2
- Clear Height: 36'
- Dock Positions Equipped with Dock Levelers, Z-Guards and Traffic Signals
- ESR (K-25)
- Skylights: 306 Units = 9,792 SF
- Parking: 416 Auto spaces
- Trailer Parking: 60 truck parking provided
- 50' Bay Spacing perpendicular to dock doors
- Power: 2,000 Amps
(Expandable to 4,000 Amps)

ENHANCED

Features

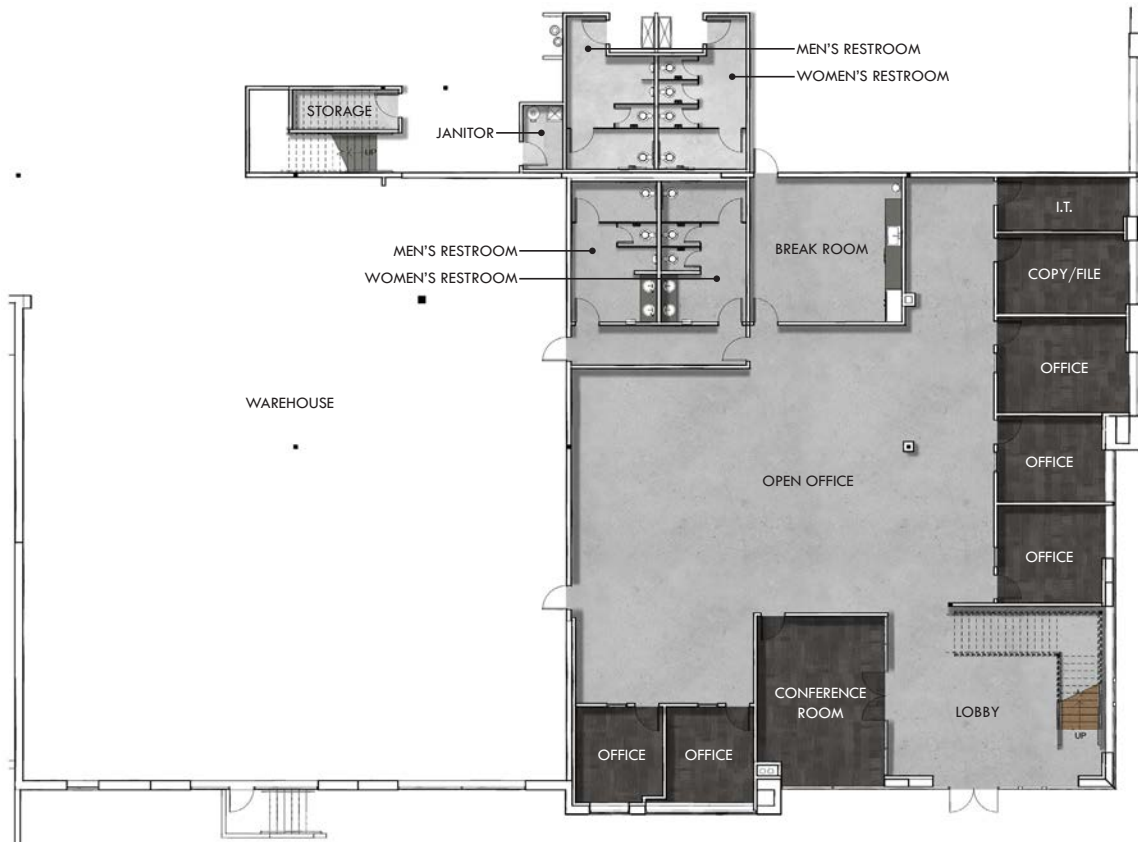
- Class A Design
- 2021 Construction
- Clerestory Glass
- 20 Foot-Candles LED Lighting with Motion Sensors
- Premium Interior & Exterior Finishes
- Extensive Landscaping
- Electric Forklift Charging Area (699 SF)
 - (16) 480 Volt / 3 Phase / 20 Amp Forklift Battery Charger Outlets
- 3 HVLS ("Big Ass Fans") at the Speed Bay Area
- Expanded Breakroom Area of 1,898 SF
- CCTV Viewing Room (95 SF)



OFFICE SITE PLAN

BRIDGE

1ST FLOOR OFFICE PLAN



2ND FLOOR OFFICE MEZZ. PLAN



DISTANCE MAP & CORP. NEIGHBORS

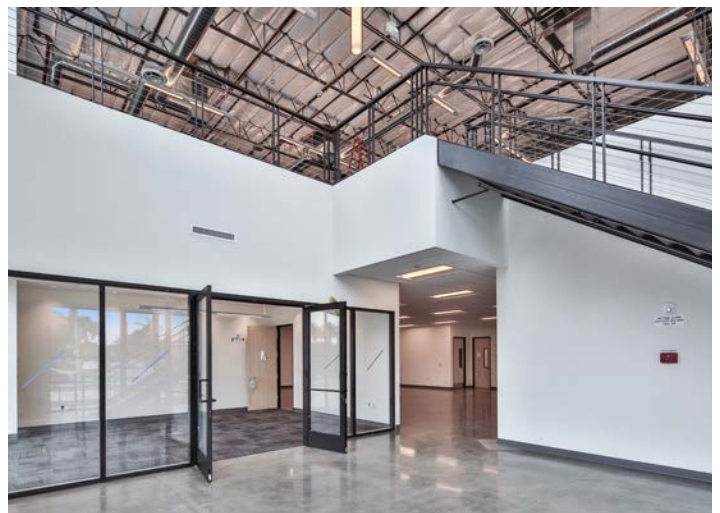
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72 MILLION+ SF WORLDWIDE

Seattle

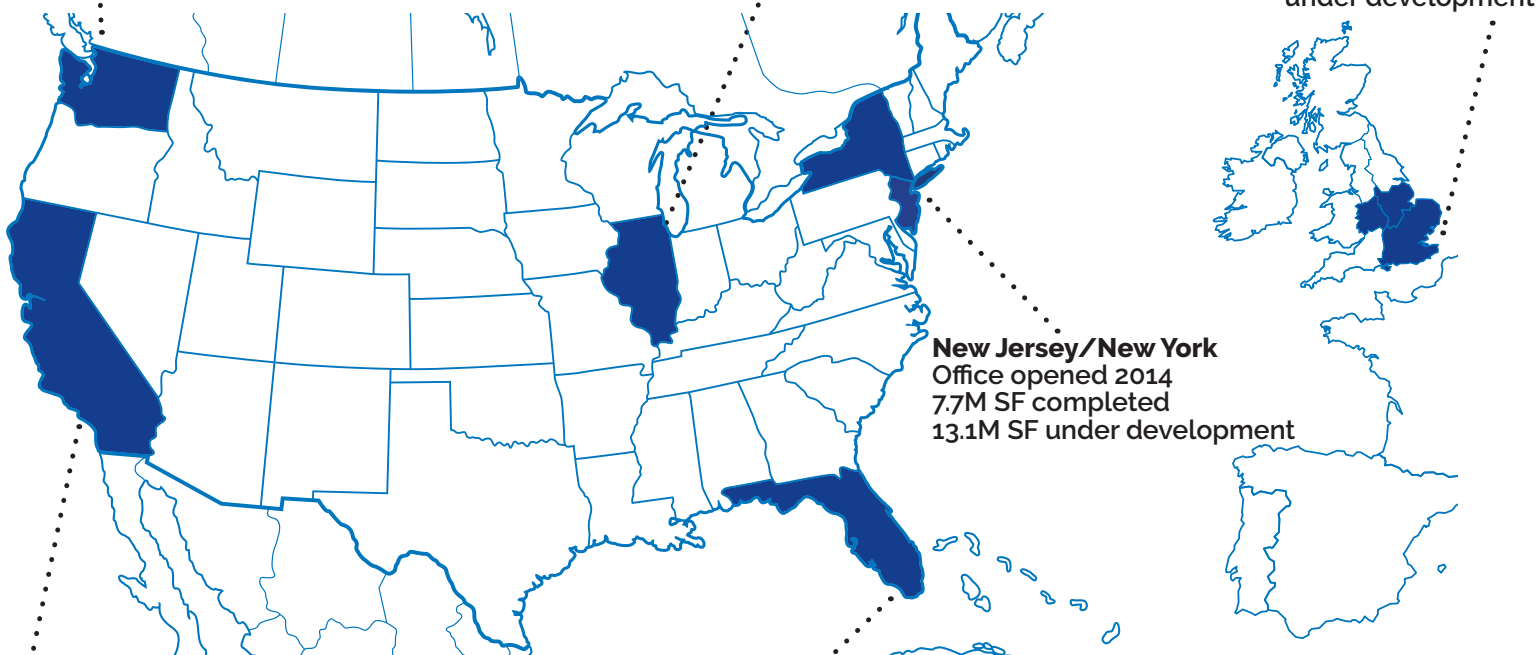
Office opened 2018
2.8M SF completed
6.7M SF under development

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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