

# BRIDGE POINT NORTH HOLLYWOOD

[bridgepointnorthhollywood.com](http://bridgepointnorthhollywood.com) | 6950 Tujunga Ave | North Hollywood, CA

BRIDGE

For Lease



## ► UNDER CONSTRUCTION

## NEW INFILL DEVELOPMENT EAST SAN FERNANDO VALLEY SUBMARKET

### HIGHLIGHTS

- State-of-the-Art, Turnkey, High Image Logistics Building Located in the heart of the San Fernando Valley
- Adjacent to Hollywood Burbank Airport, Bridge Point North Hollywood is ideally situated for last mile logistics and studio entertainment users with approximately 1.8 million San Fernando Valley residents located within a 30 minute drive
- Superior access as Bridge Point North Hollywood is located within 3 miles to I-5, CA-170, CA-134, and US-101
- Designed and Developed in accordance with Bridge Industrial's ESG standards

### AVAILABLE SPACE

**106,526 SF**

### LAND SIZE

**4.56 Acres**

### DELIVERY DATE

**Q4 2024**

**PAUL SIMS**  
Senior Associate  
[paul.sims@cushwake.com](mailto:paul.sims@cushwake.com)  
213-955-5153  
LIC. 02007631

**ERIK LARSON**  
Executive Managing Director  
[erik.larson@cushwake.com](mailto:erik.larson@cushwake.com)  
213-955-5126  
LIC. 01213790

**CHRISTOLLES**  
Executive Managing Director  
[chris.tolles@cushwake.com](mailto:chris.tolles@cushwake.com)  
213-955-5129  
LIC. 01459899

**KEVIN FINNEGAN**  
Vice President  
Bridge Industrial  
213-267-4404  
LIC. 02062267

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WAKEFIELD**

## BUILDING

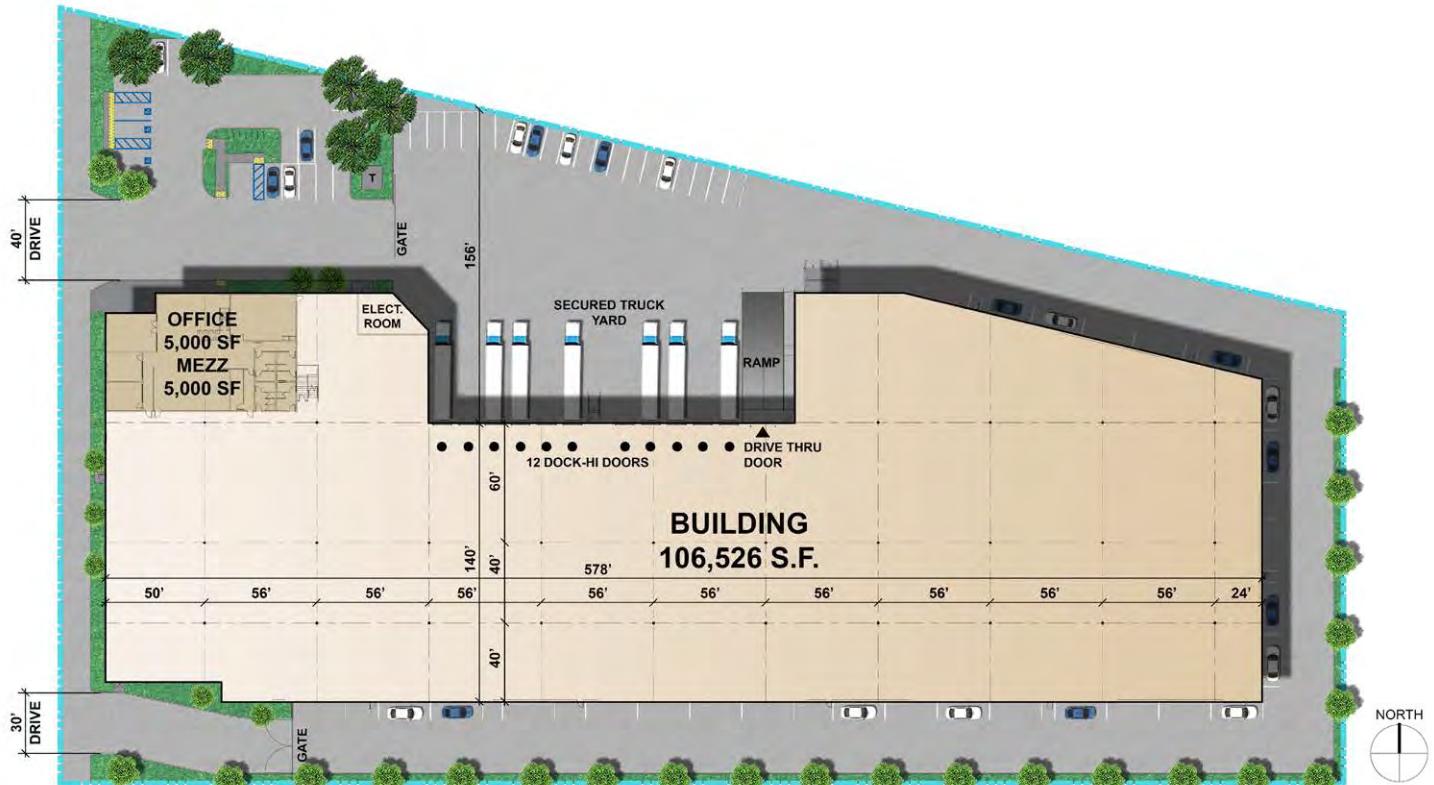
# Characteristics

- Office: Approximately 10,000 SF, 2-Story
- Mezzanine Space: 5,000 SF
- Property Size: 4.56 acres
- Speed Bay Spacing: 60'x 56'
- Column Spacing: 40' x 56'
- Dock-High Doors: 12
- Ground-Level Doors: 1
- Clear Height: 32'
- ESFR Sprinkler System
- Power: 4,000 amps
- Skylights: 2.5%
- Total Parking Spaces: 64

## ENHANCED

# Features

- Brand New Construction of Class A Design
- Contemporary Architectural Features
- Clerestory Glass
- Premium Interior & Exterior Finishes
- Extensive Landscaping
- Fully Secure Truck Court with Minimum 135'
- Full 360 Degree Exterior Drivable Circulation with concrete drive aisles and truck court



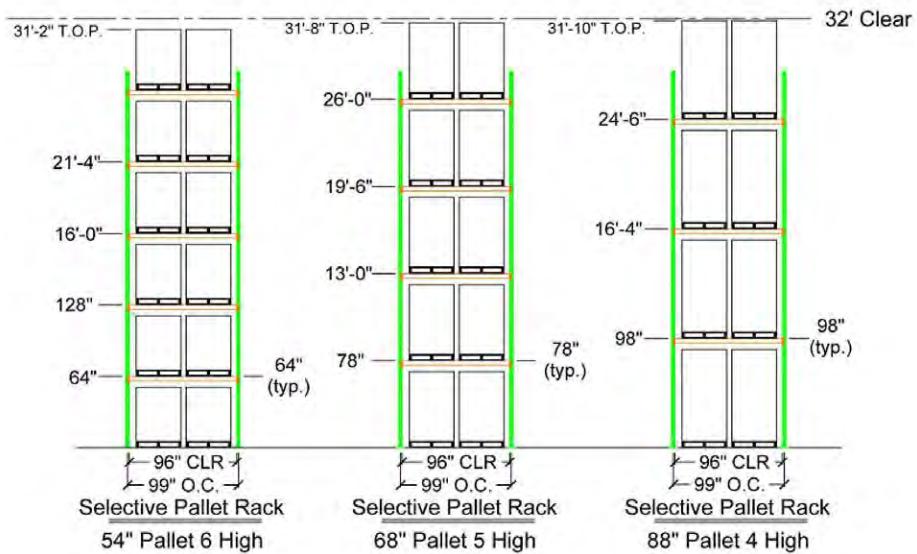
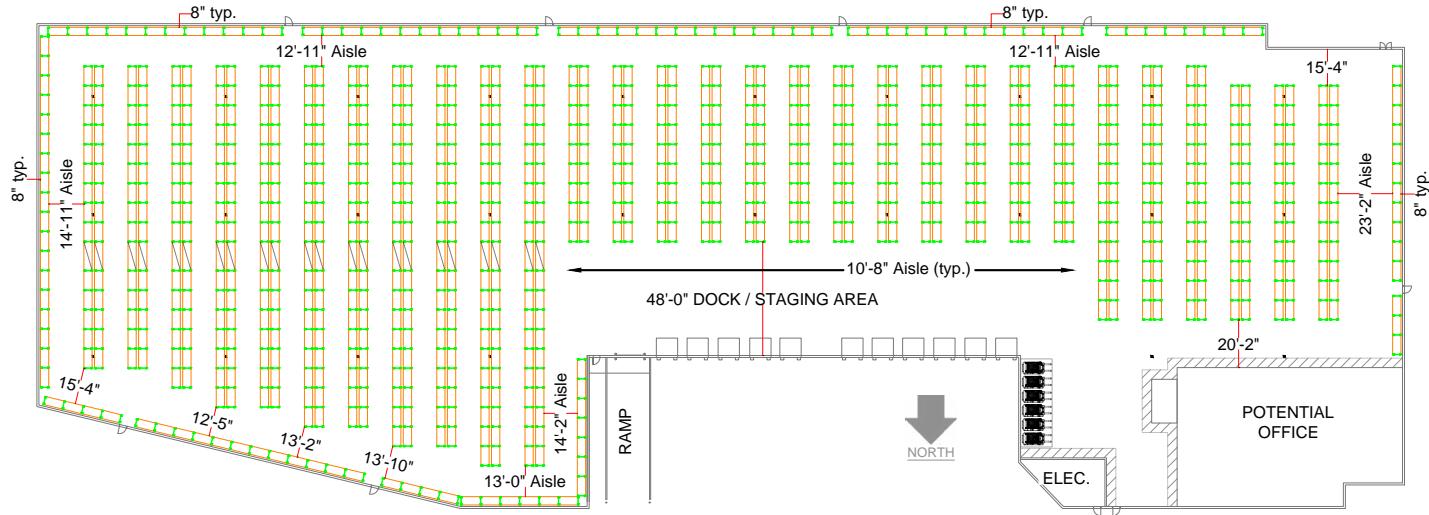
# BUILDING SPECIFICATIONS SUMMARY

BRIDGE

<b>ADDRESS</b>	6950 Tujunga Ave, North Hollywood, CA 91605
<b>ARCHITECT</b>	Herdman Architecture + Design, Inc
<b>TOTAL BUILDING NRA (SQ FT)</b>	106,526 SF
<b>BUILDING FOOTPRINT (SQ FT)</b>	101,526 SF
<b>TOTAL OFFICE AREA (SQ FT)</b>	10,000 SF
<b>GROUND LEVEL OFFICE (SQ FT)</b>	5,000 SF
<b>MEZZANINE OFFICE (SQ FT)</b>	5,000 SF
<b>LAND ACRES</b>	4.56
<b>COVERAGE</b>	55.2%
<b>AUTO PARKING STALLS</b>	66
<b>DOCK HIGH DOORS</b>	12
<b>GRADE LEVEL DOORS</b>	1
<b>DOCK HEIGHT (FT)</b>	4'
<b>CLEAR HEIGHT (FT)</b>	32'
<b>MAX RIDGE HEIGHT</b>	40'
<b>BAY SPACING</b>	60' speed bay, 50' typical bay spacing perpendicular to dock doors 52' bay typical parallel to dock doors, odd bay at end per plan
<b>BUILDING DEPTH (FT)</b>	140'
<b>TRUCK COURT DEPTH (FT)</b>	Max 156', Average 137'
<b>FIRE PROTECTION</b>	ESFR K-25
<b>ROOFING</b>	4-Ply Built Up
<b>SKYLIGHTS</b>	2.5% total roof area smoke hatch and skylights, smoke hatch calc per code
<b>WAREHOUSE SLAB</b>	8" Thick Flat Slab, 4,000 PSI
<b>LOADING DOORS</b>	9'x10' sectional overhead with vision glazing
<b>LIGHTING</b>	20 FC
<b>WAREHOUSE LIGHTING</b>	LED
<b>INSULATION</b>	White Faced Scrim
<b>ELECTRICAL</b>	3,000 amps
<b>PAVING</b>	100% Concrete
<b>PAINTING</b>	Exterior & Interior Warehouse Coatings
<b>MECHANICAL</b>	1 Air Change/Hr.

# RACKING PLAN

BRIDGE



Number of Bays	Pallet Height	Pallet Positions
877	54"	10,524
	68"	8,770
	88"	7,016

# MEDIAN HOUSEHOLD INCOME MAP

BRIDGE



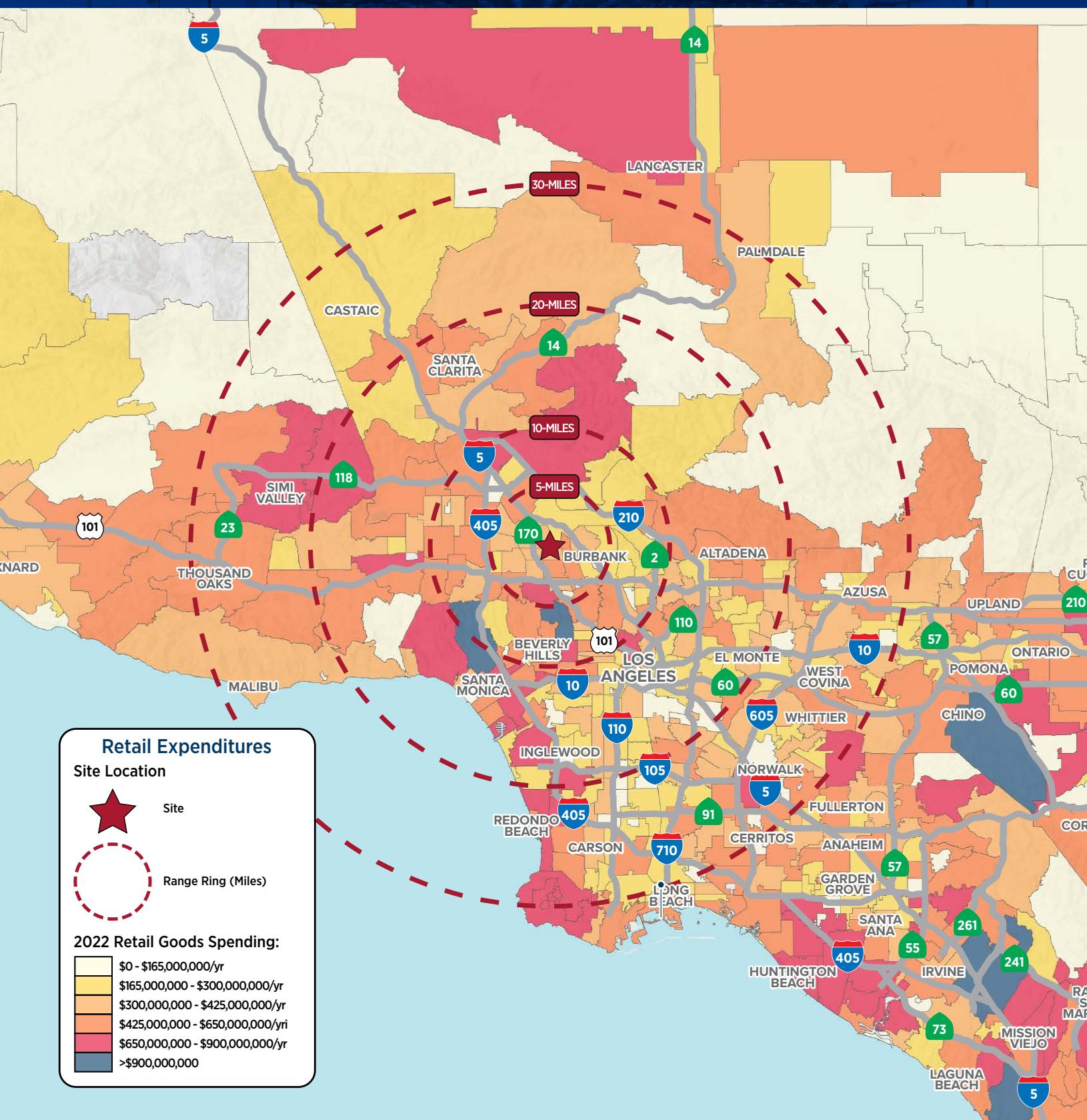
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# MEDIAN HOUSEHOLD INCOME MAP

BRIDGE



# PROXIMITY AERIALS

BRIDGE

## PROXIMITY TO CA-170 FWY



## PROXIMITY TO I-5 & BURBANK AIRPORT



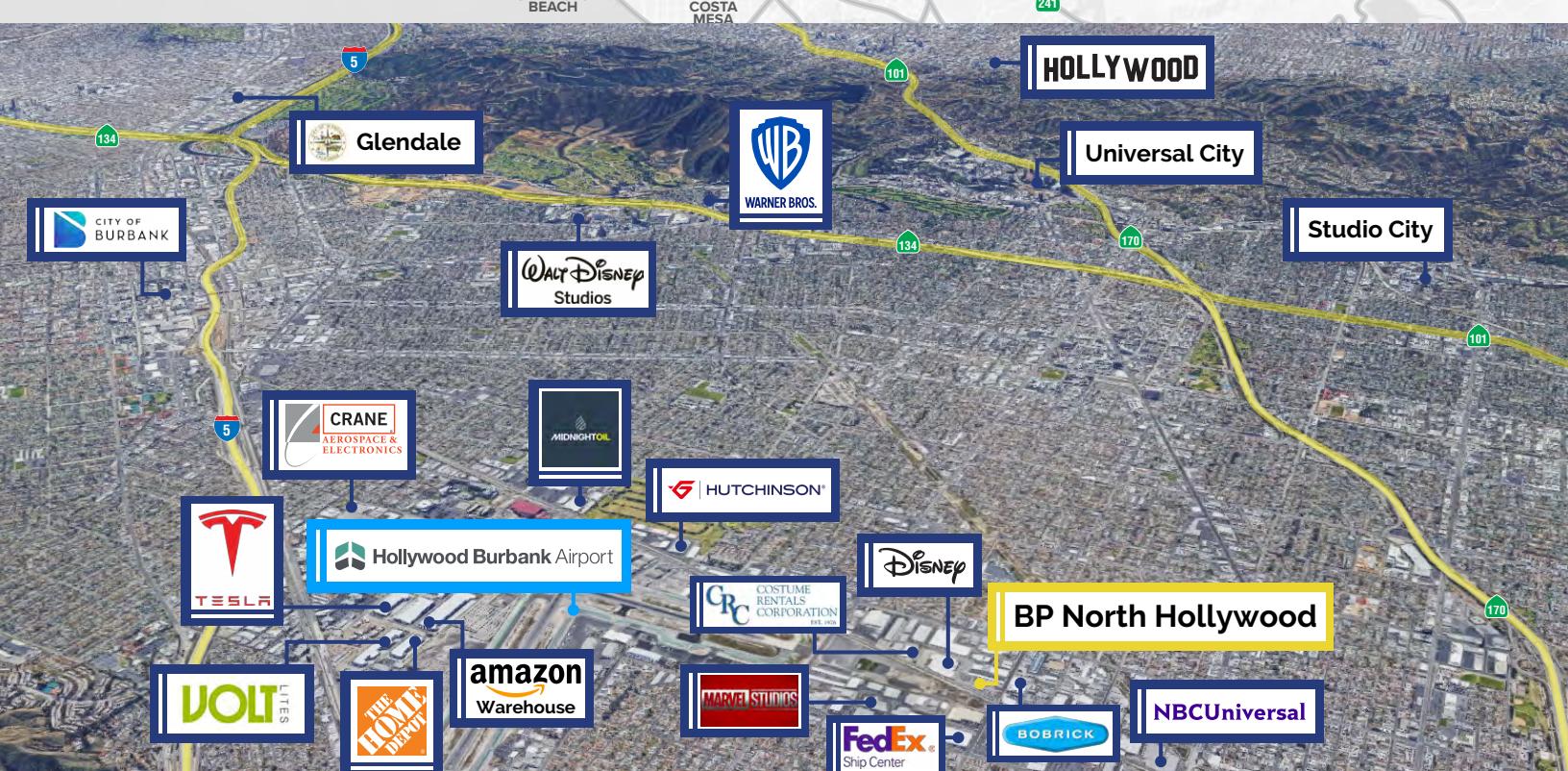
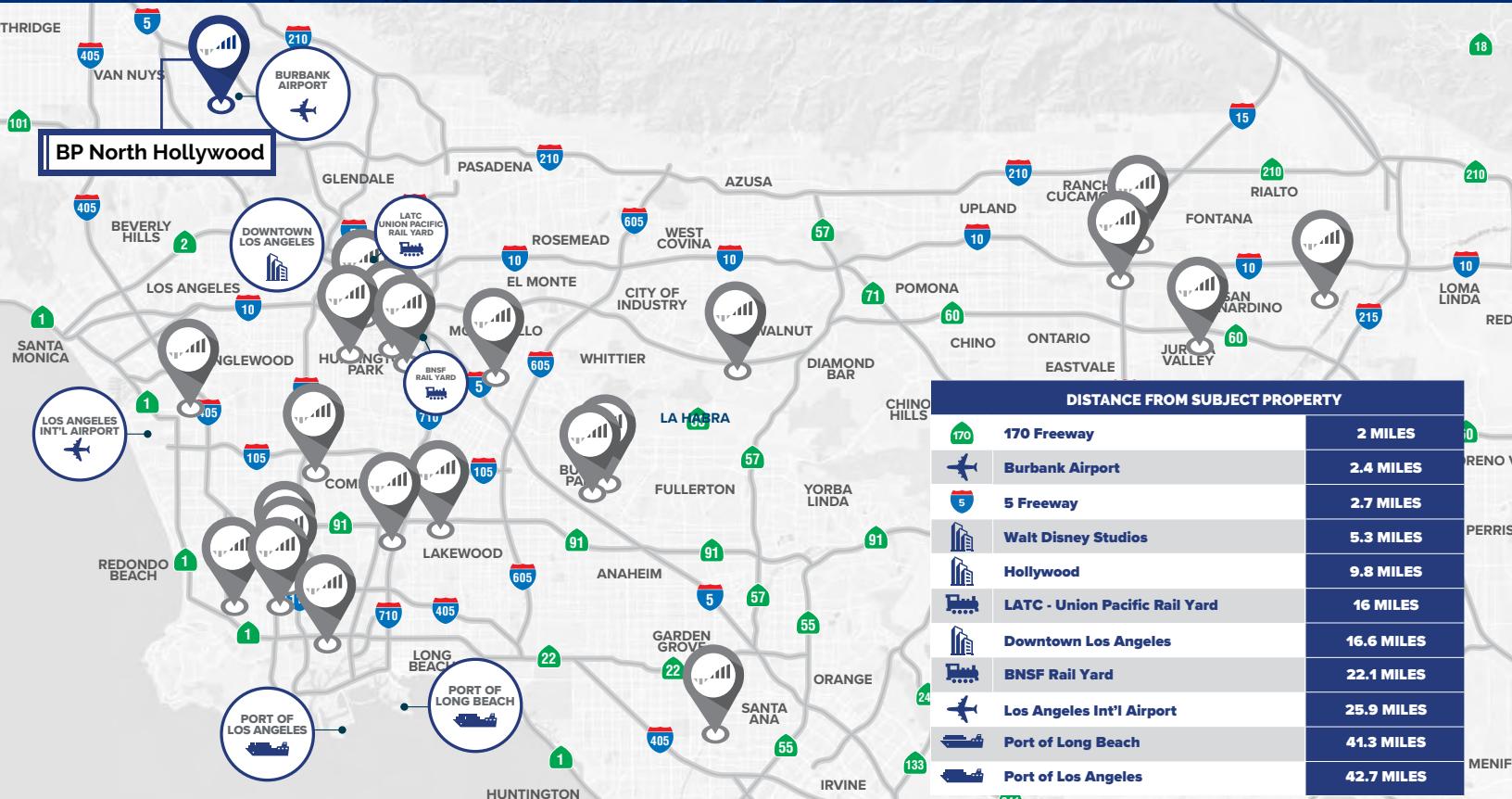
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# DISTANCE MAP & CORP. NEIGHBORS

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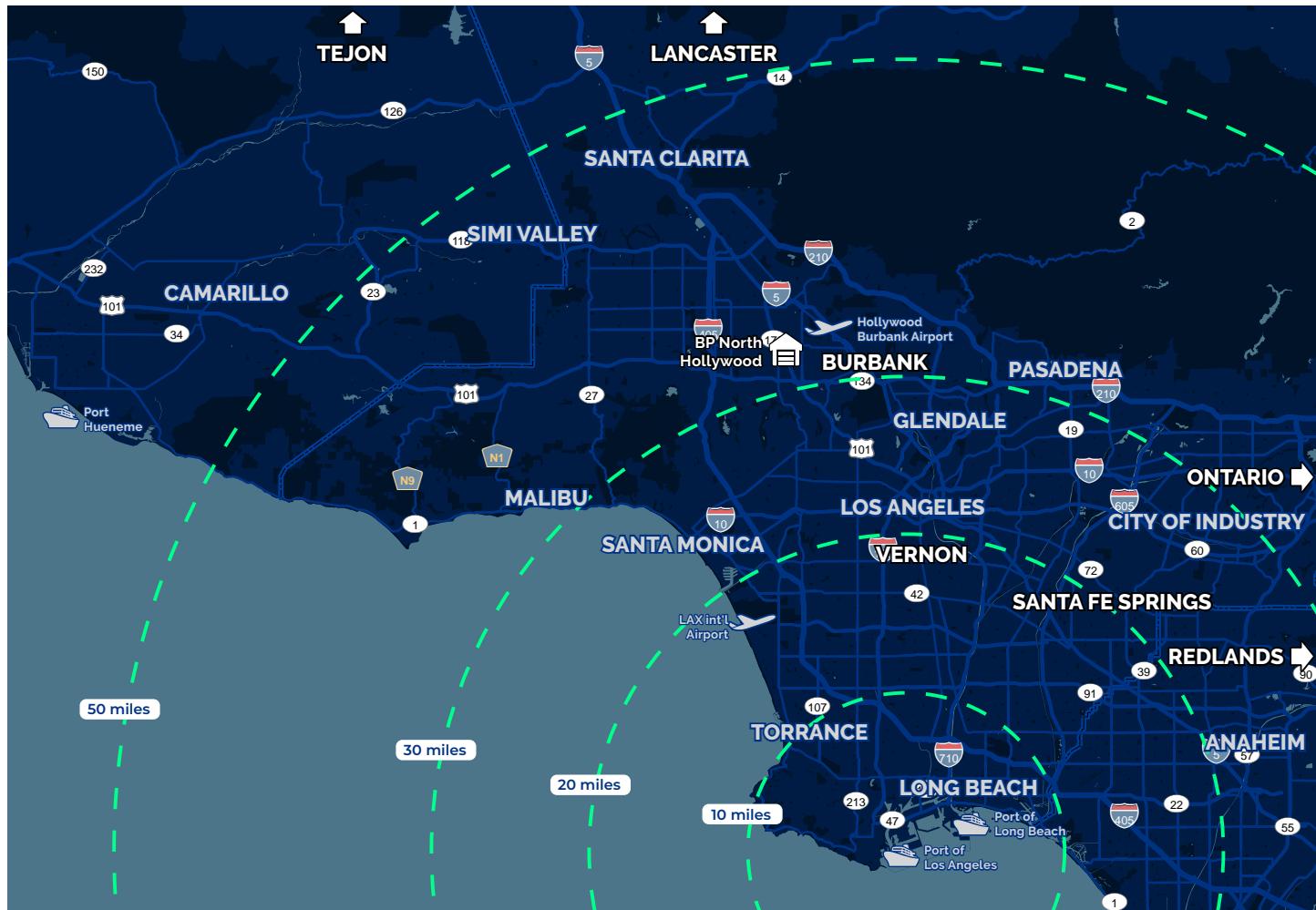
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# SOCAL DRAYAGE MAP

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SUBMARKET	COST PER CONTAINER (FROM LA/LB PORT)	DIFFERENCE (COST DIFFERENCE PER CONTAINER)	ANNUAL SAVINGS 5,000 CONTAINERS/YR*	ANNUAL SAVINGS 10,000 CONTAINERS/YR**
Burbank	\$884	\$0	\$0	\$0
Ontario	\$990	\$106	\$530,000	\$1,060,000
Redlands	\$1,112	\$228	\$1,140,000	\$2,280,000
Lancaster	\$1,175	\$291	\$1,455,000	\$2,910,000
Tejon	\$1,434	\$550	\$2,750,000	\$5,500,000

\*Assumes volume of 5,000 x 40' containers per year

\*\*Assumes volume of 10,000 x 40' containers per year

Excludes Accessorial Charges (between drayage companies - vary ± 15% to 25%)

Source: WCL Consulting - Southern California 2022 Container Drayage Rate Report

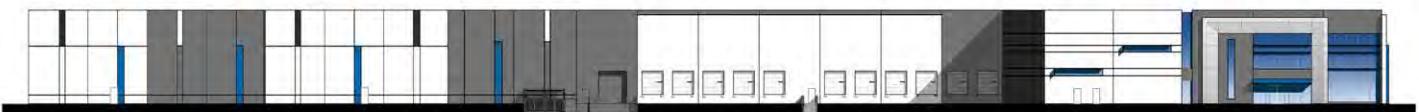
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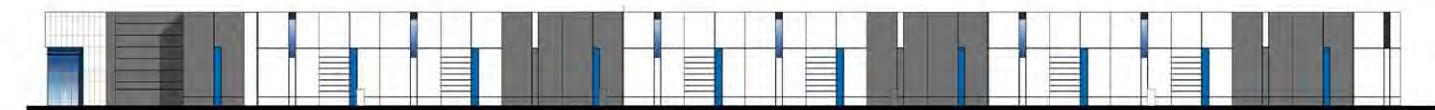
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# RENDERINGS & ELEVATION

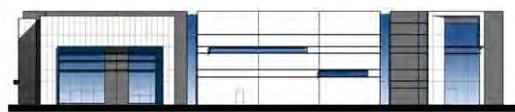
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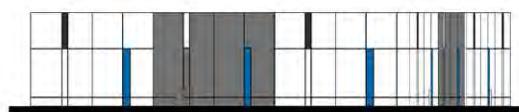
1 PROPOSED NORTH ELEVATION  
1' = 20'-0"



3 PROPOSED SOUTH ELEVATION  
1' = 20'-0"



4 PROPOSED WEST ELEVATION  
1' = 20'-0"



2 PROPOSED EAST ELEVATION  
1' = 20'-0"

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# BRIDGE

72 MILLION+ SF  
WORLDWIDE

## Seattle

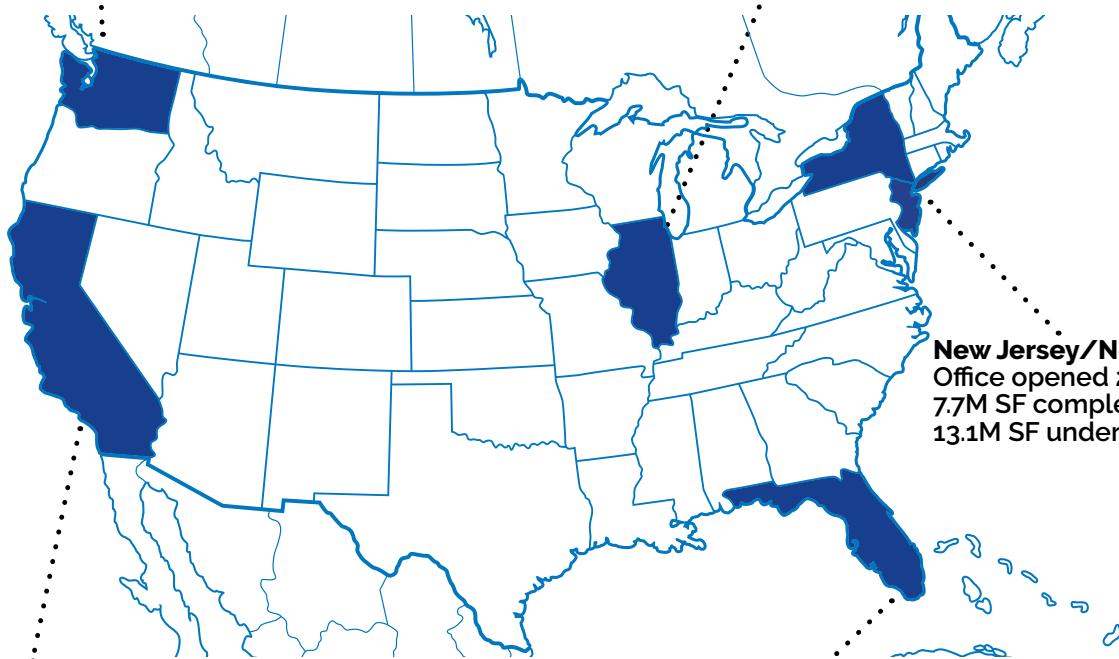
Office opened 2018  
2.8M SF completed  
6.7M SF under development

## Chicago

Office opened 2000  
16.7M SF completed  
4.8M SF under development

## London

700,000+ SF  
under development



## Los Angeles/San Francisco

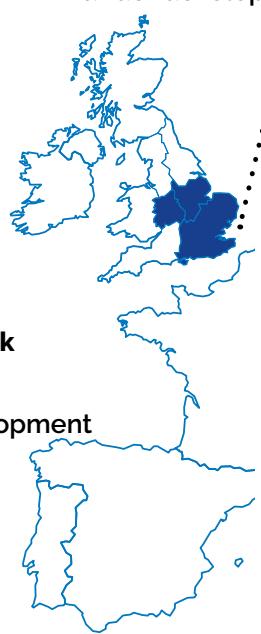
Office opened 2015  
4.5M SF completed  
4.5M SF under development

## 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

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

[WWW.BRIDGEINDUSTRIAL.COM](http://WWW.BRIDGEINDUSTRIAL.COM)