

# BRIDGE POINT NORTH HOLLYWOOD

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**

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Vice President  
Bridge Industrial  
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## BUILDING

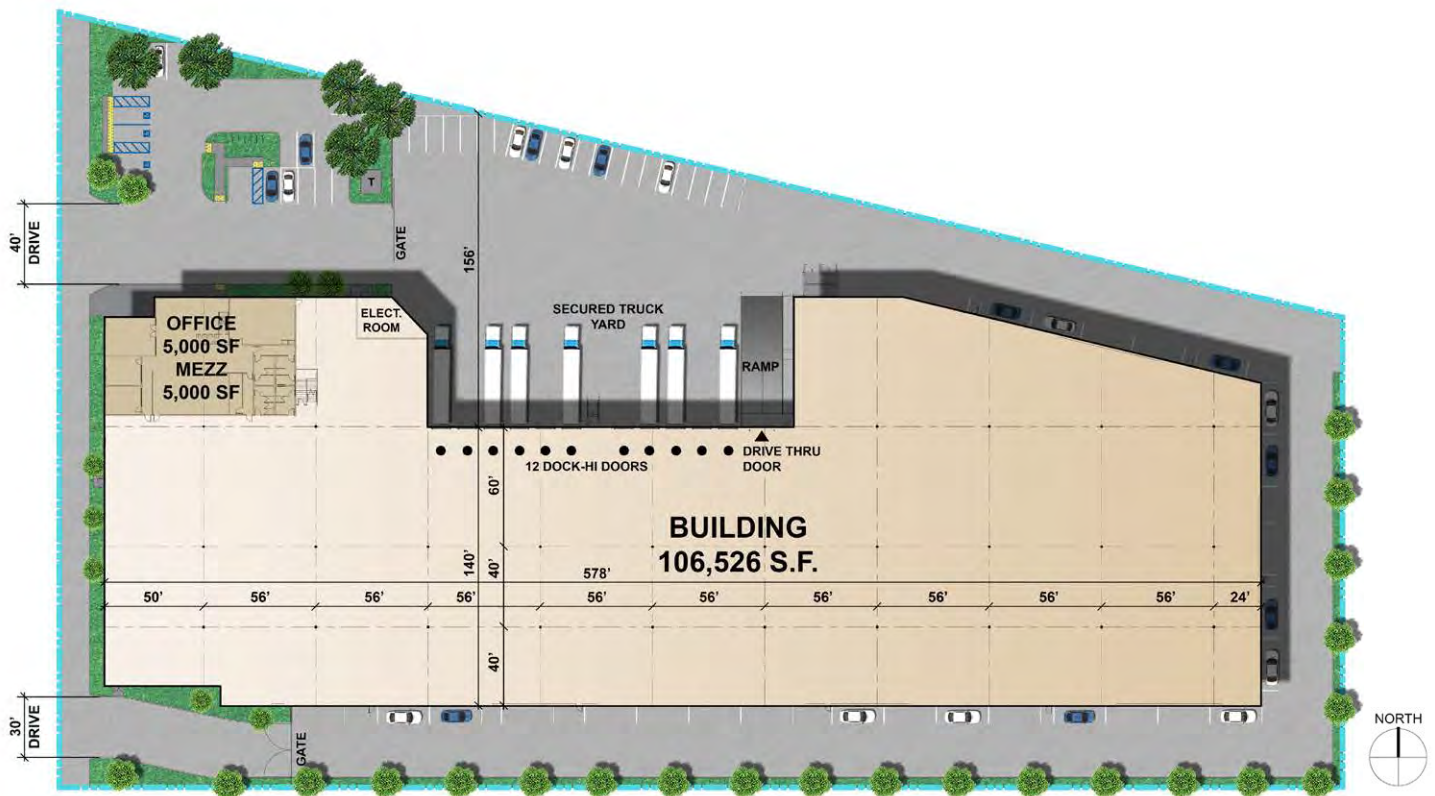
### Characteristics

- 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





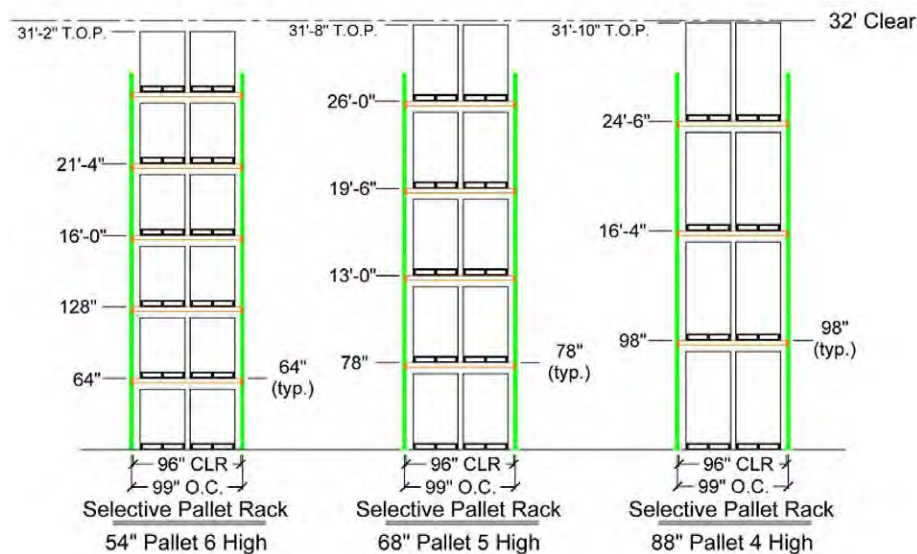
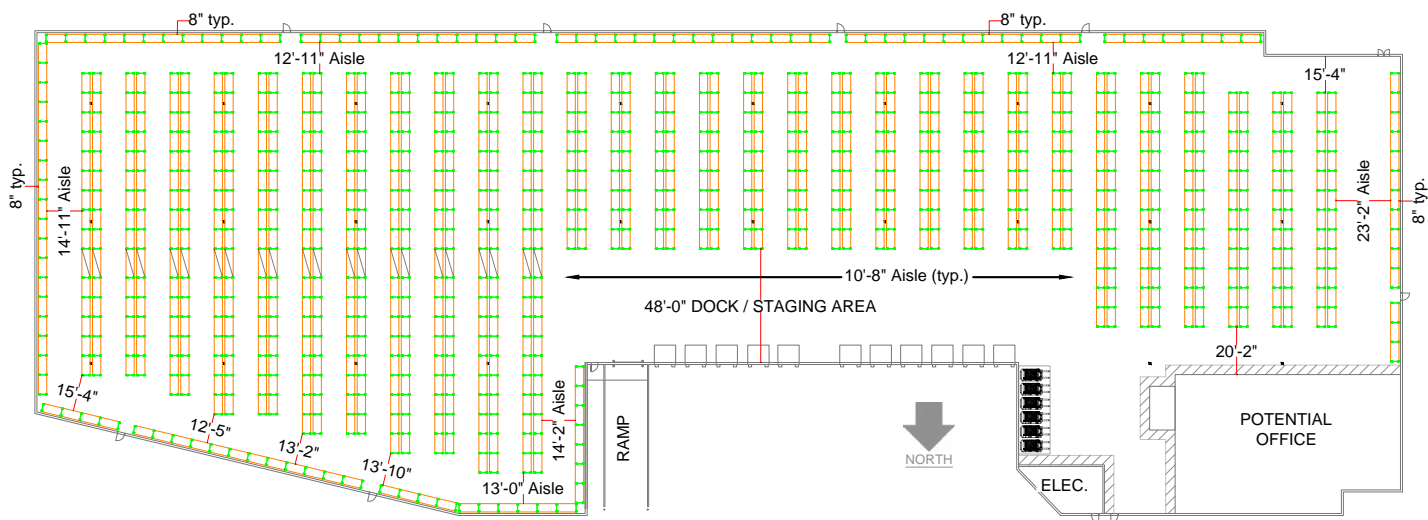
# BUILDING SPECIFICATIONS SUMMARY

# BRIDGE

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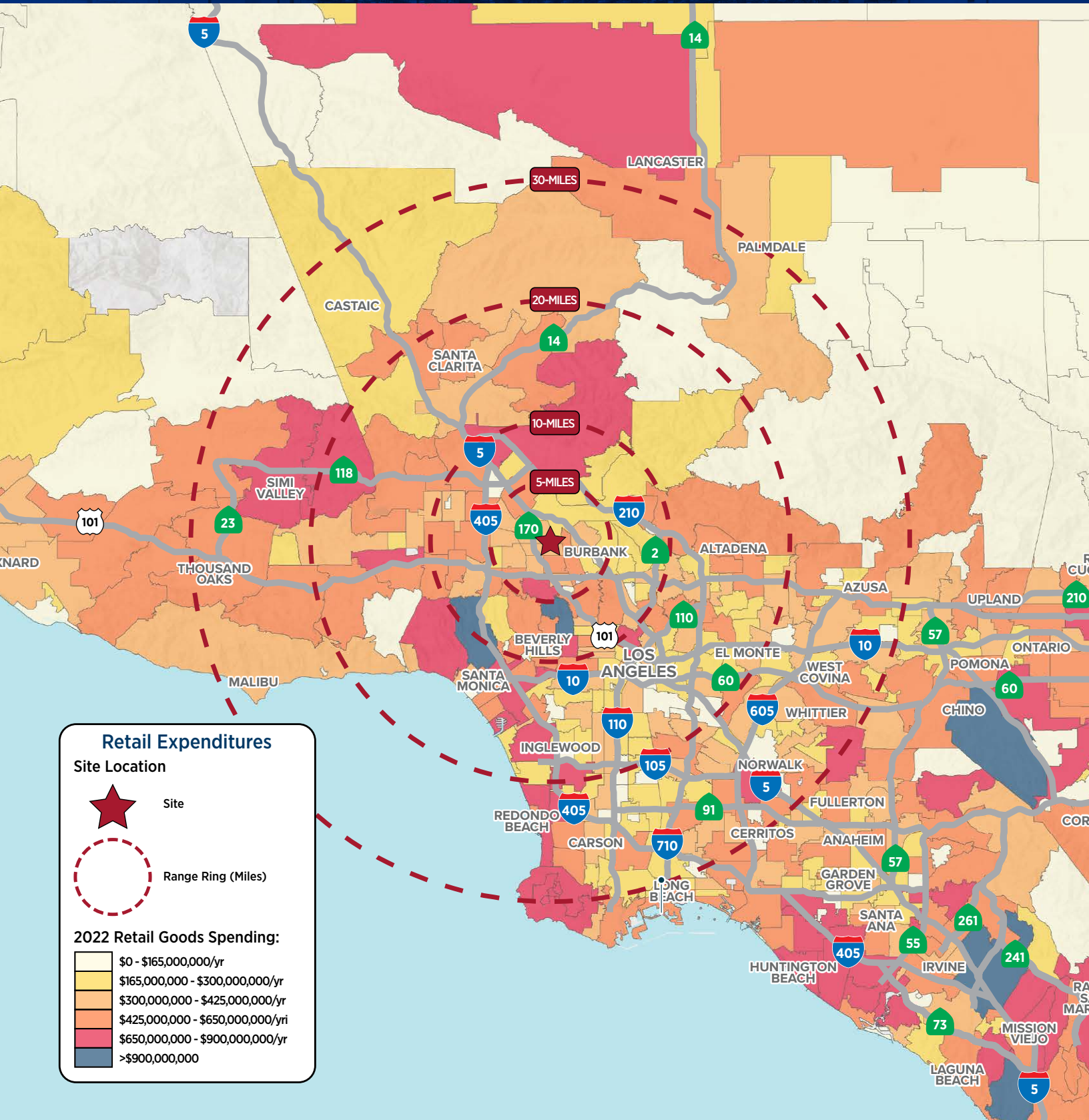
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# MEDIAN HOUSEHOLD INCOME MAP

BRIDGE





## PROXIMITY TO CA-170 FWY

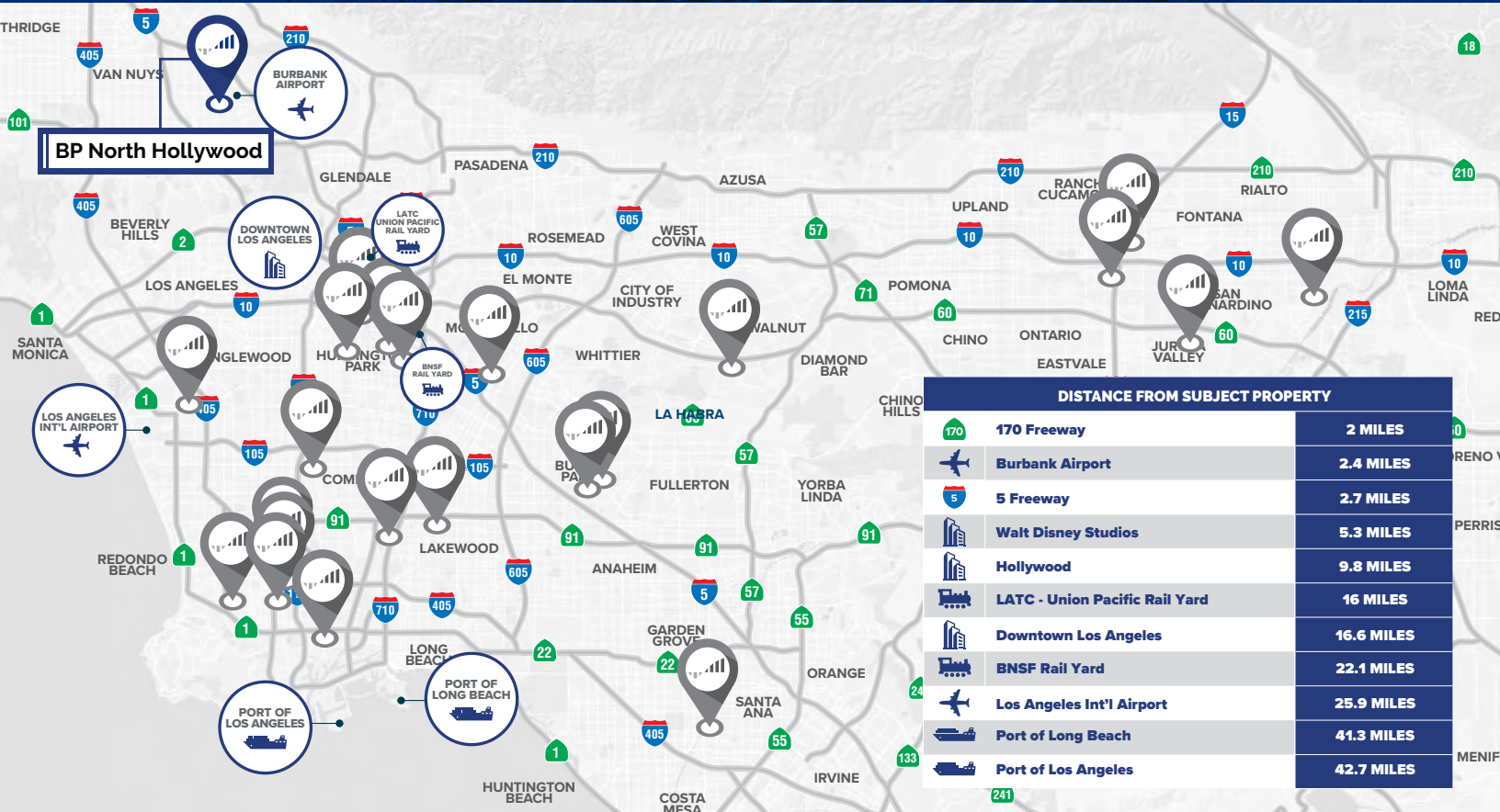


## PROXIMITY TO I-5 & BURBANK AIRPORT





# DISTANCE MAP & CORP. NEIGHBORS



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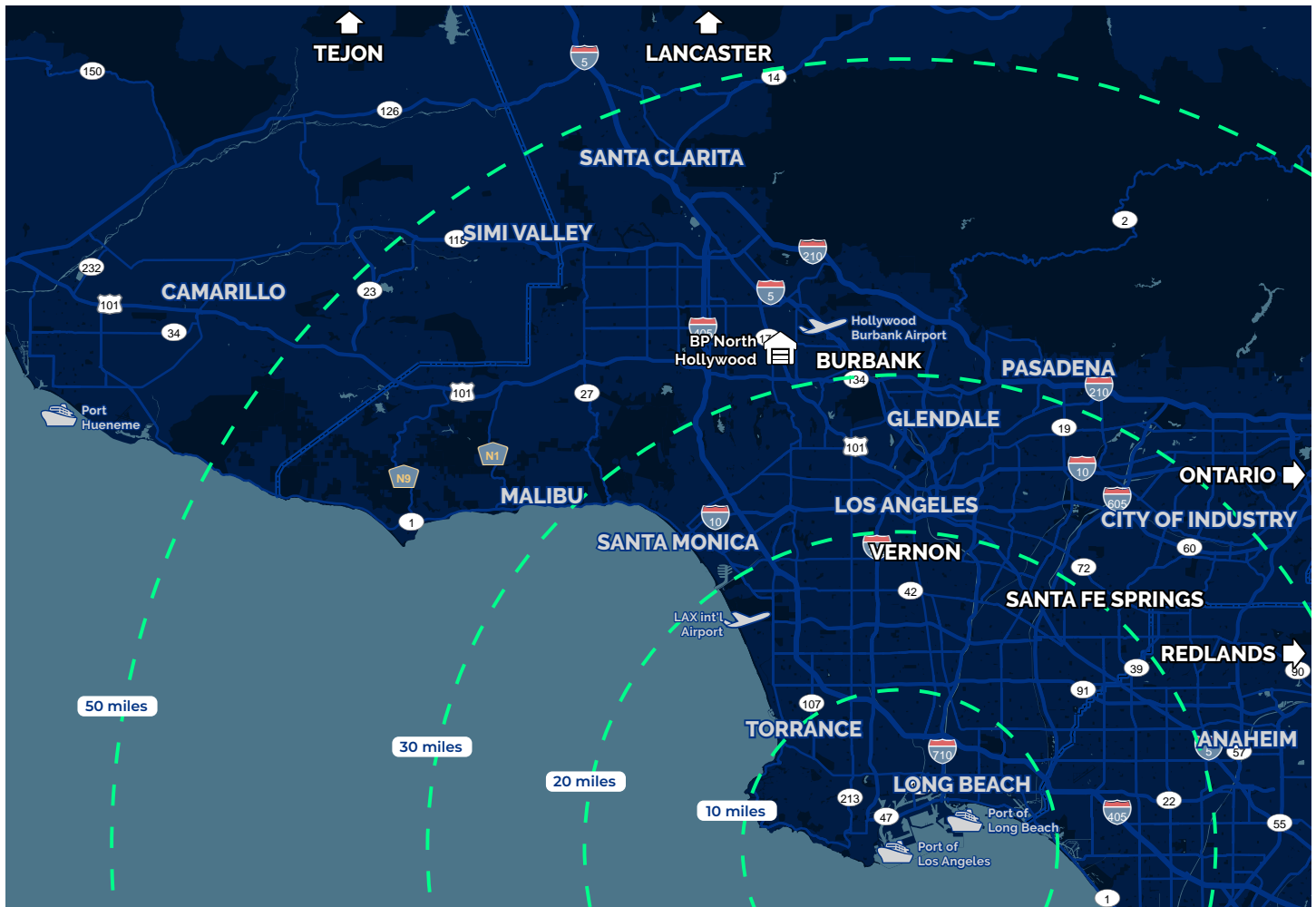
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# SOCAL DRAYAGE MAP

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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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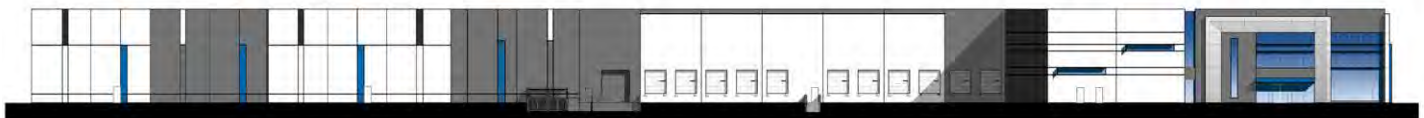
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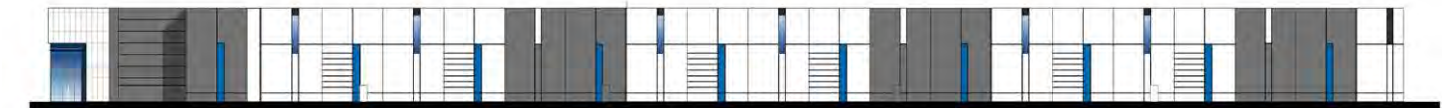


# RENDERINGS & ELEVATION

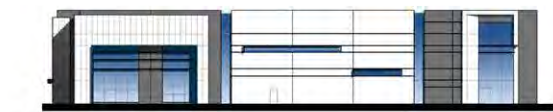
BRIDGE



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

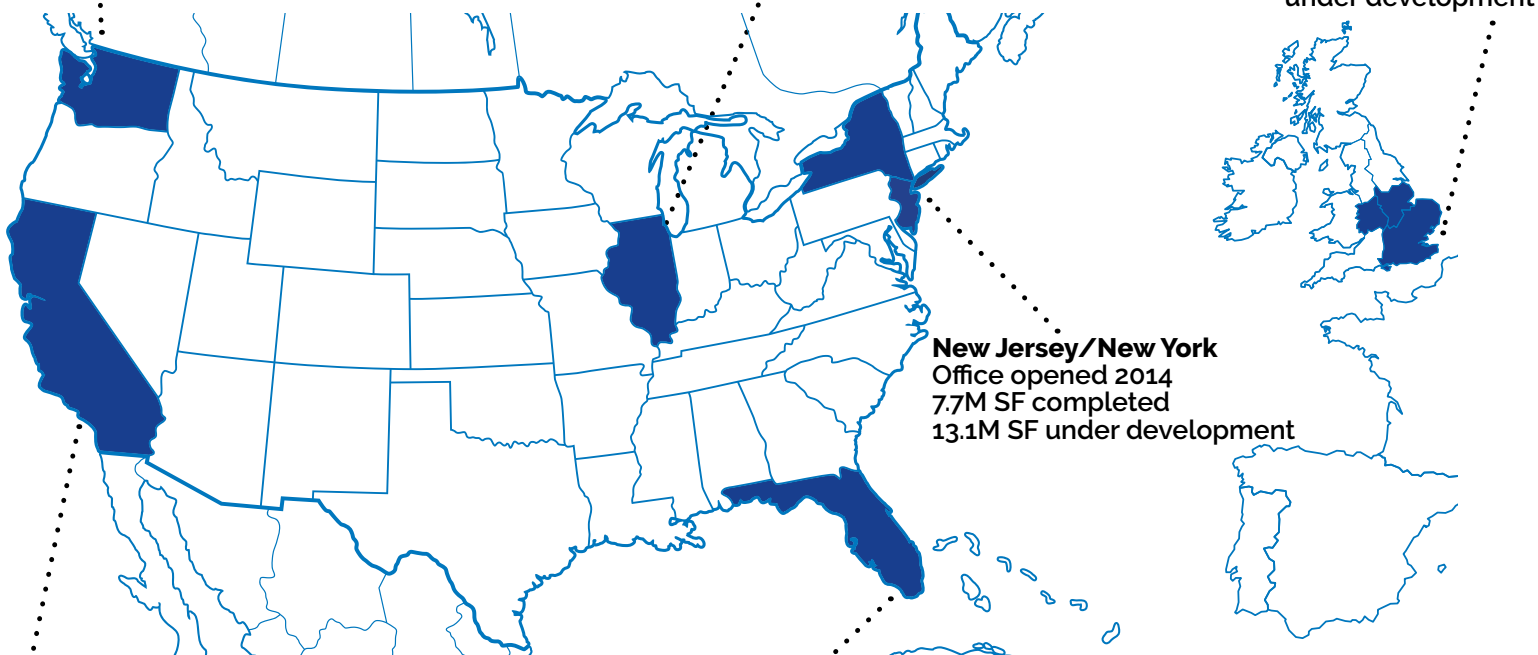
Office opened 2018  
2.8M SF completed  
6.7M SF under development

## 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

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