

# BRIDGE POINT ONTARIO III

BridgePointOntarioIII.com | 1300 S. Campus Avenue | Ontario, CA

 **BRIDGE**

FOR LEASE



AVAILABLE SPACE

**221,658 SF**

# OF DOCK POSITIONS

**27**

CLEAR HEIGHT

**36'  
Minimum**

LAND SIZE

**11.31 Acres**

DELIVERY DATE

**Q1 2026**

## NEW PRIME INFILL DEVELOPMENT WEST INLAND EMPIRE SUBMARKET

### HIGHLIGHTS

- New State-of-the-Art Industrial Building
- Strategically Located in the City of Ontario
- Excellent Access to the I-10, CA-60, I-15 Freeways
- Superior Proximity to Ontario International Airport (1.5 Miles)
- 5,000 SF Office Area with High-Grade Finishes
- 30 Trailer Stalls and 121 Parking Stalls.

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## BUILDING SIZE

# 221,658 SF

## BUILDING SPECS

- Clear Height: 36' Minimum
- Exterior Docks: 27 (9' x 10')
- Drive-in Doors: 2 (12' x 14')
- Dock Equipment: 45,000 LB Mechanical Levelers at every other door
- Trailer Parking Stalls: 30
- Truck Court: 185' Concrete
- Office: 5,000 SF
- Sprinkler: ESFR
- Slab Thickness: 6"
- Electrical Service: 3000a 277/480v 3p 4w UGPS 3000amp panel
- Warehouse Lighting: 20 FC
- Yard: Fully Secured
- Skylight Coverage: 2.5%
- Site Paving: 100% Concrete
- Roofing: 4 ply built up



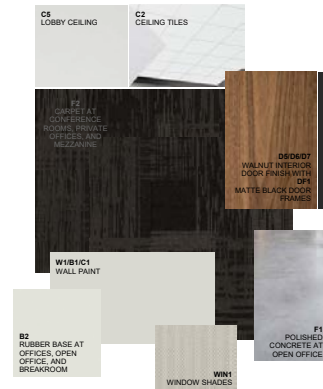


OFFICE SIZE

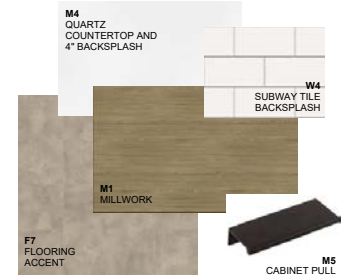
## 5,000 SF



### General



### Coffee Bar



### Warehouse



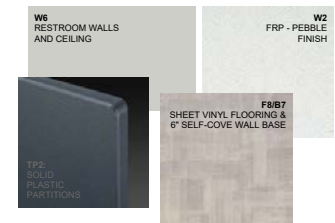
### Breakroom



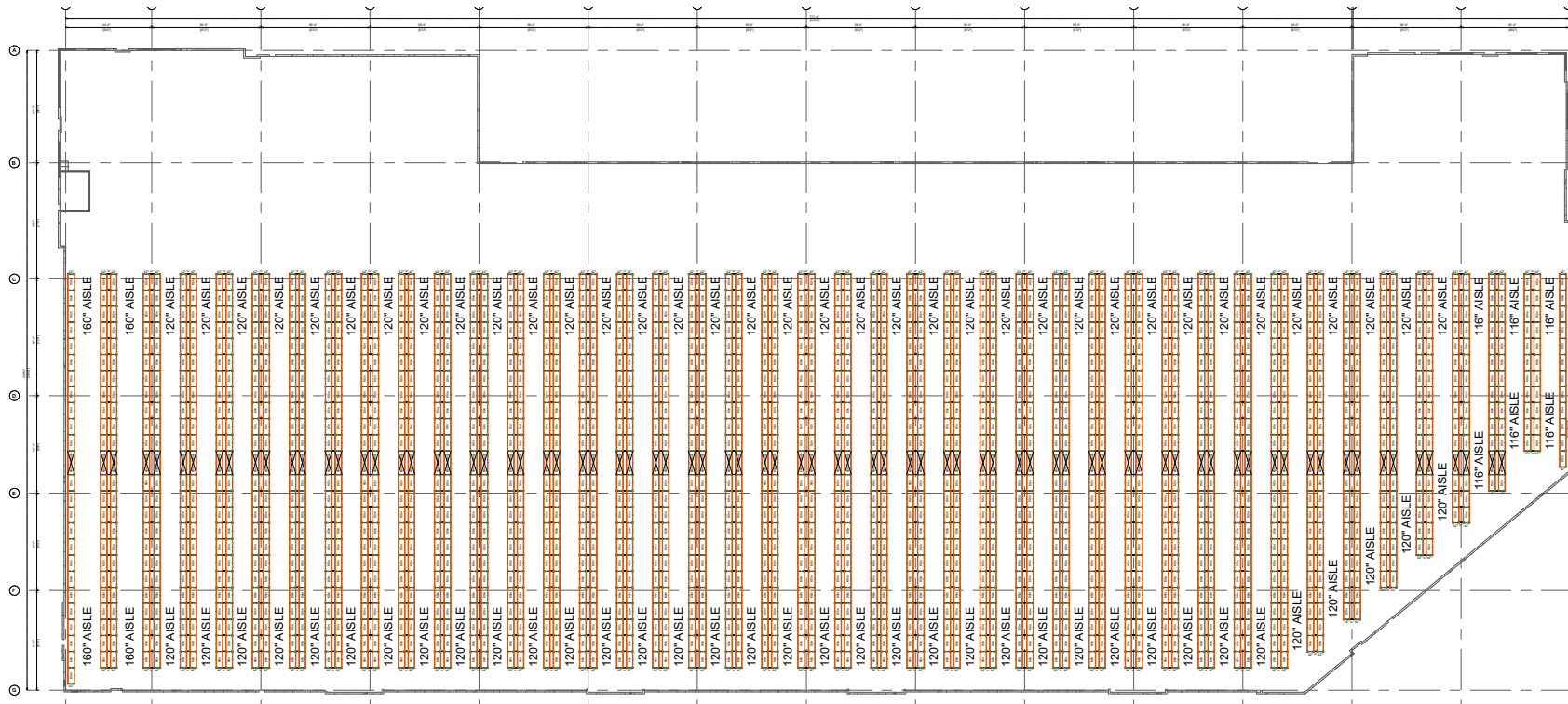
### Office Restroom



### Warehouse Restroom



# RACKING PLAN



## SUMMARY OF PALLET POSITIONS

Pallet Height	Rack Bays	Pallets/Day	Total Pallets
60 IN	1780	12	21360
60 IN Tunnel	79	12	948
<b>Total</b>			<b>22308</b>
72 IN	1780	10	17800
72 IN Tunnel	79	9	711
<b>Total</b>			<b>18511</b>



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# INGRESS/EGRESS



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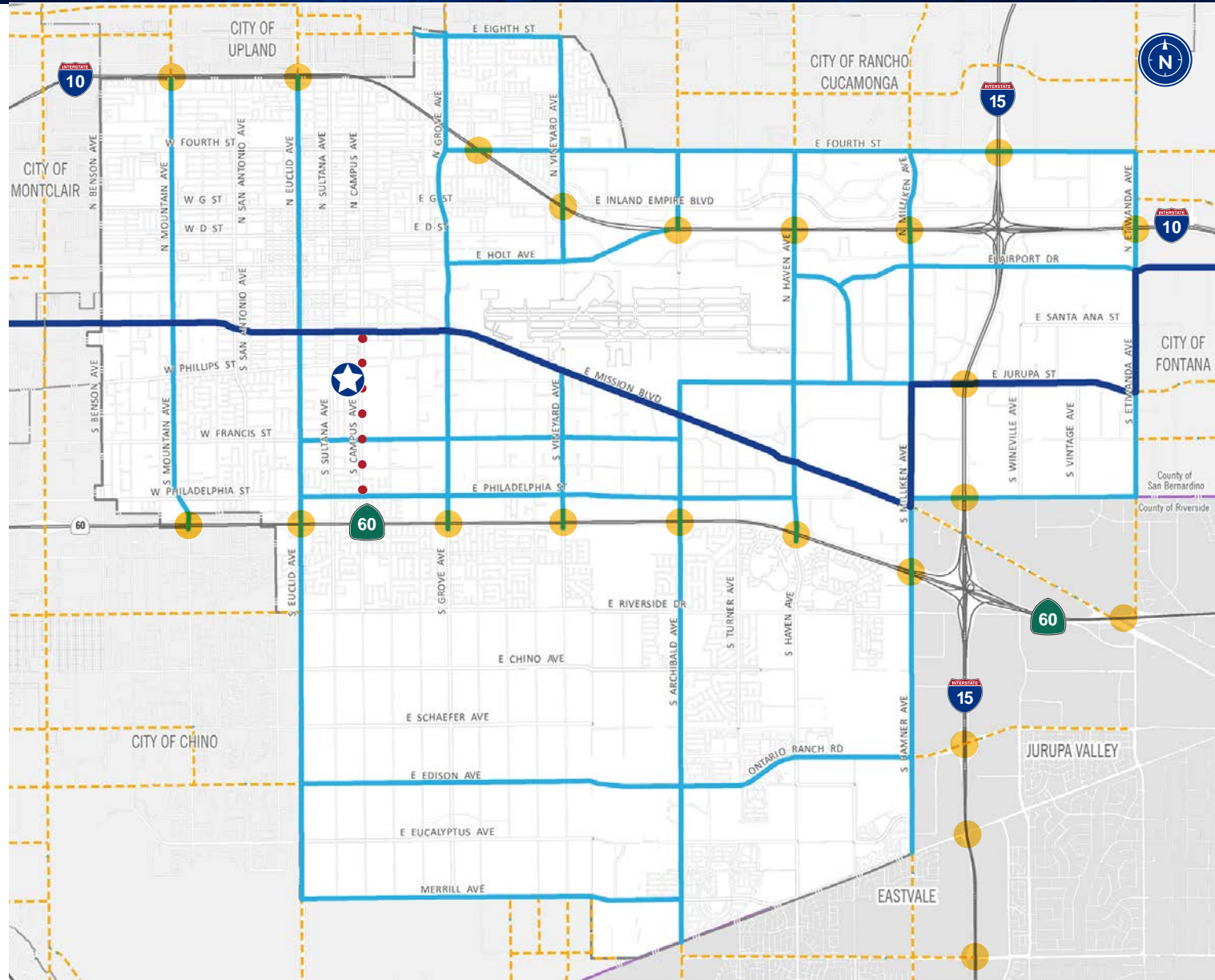
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## Truck Routes

- Access Road
- State DOT Network
- Truck Route
- Adjacent Agency Truck Route
- Ontario City Boundary
- County Boundary
- Freeway On/Off Ramp





## Southern California

### SUBMARKETS

- 1 LA North
- 2 LA Central
- 3 LA South
- 4 San Gabriel Valley
- 5 Mid-Counties
- 6 Orange County - North
- 7 Orange County - West
- 8 Greater Airport Area
- 9 Orange County - South
- 10 Inland Empire - West
- 11 Inland Empire - South
- 12 Inland Empire - East



May 2024

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## Bridge Projects

### PROJECT NAMES

- 1 Bridge Point South Bay I
- 2 Bridge Point South Bay II
- 3 Bridge Point South Bay V & VI
- 4 Bridge Point South Bay VII
- 5 Bridge Point Vernon I
- 6 Bridge Point Vernon II
- 7 Bridge Point Vernon III
- 8 Bridge Point LAX
- 9 Bridge Point Commerce I & II
- 10 The Boxyard
- 11 Bridge Point North Hollywood
- 12 Bridge Point Rancho Dominguez
- 13 Bridge Point Skypark
- 14 Bridge Point Carson
- 15 Bridge Point Long Beach
- 16 Bridge Point Sante Fe Springs I - III
- 17 Bridge Point Sante Fe Springs IV
- 18 Bridge Point Santa Ana
- 19 Bridge Point Ajax
- 20 Bridge Point Rancho Cucamonga I & II
- 21 Bridge Point Ontario I & II
- 22 Bridge Point Fontana I & II
- 23 Bridge Point South Rialto
- 24 Bridge Point Irvine



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# RENDERING

# BRIDGE



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 **CUSHMAN & WAKEFIELD**



# 74 MILLION+ SF WORLDWIDE

BRIDGE is a vertically integrated real estate operating company and investment manager focused on the **ACQUISITION** and **DEVELOPMENT** of **CLASS A INDUSTRIAL PROPERTIES** in supply-constrained **CORE** markets in the **U.S.** and the **U.K.**

Our people **EMBRACE COMPLEXITY** and execute with **CREATIVITY AND CERTAINTY**. The results of our expertise and efforts are exceptional investor returns on irreplaceable industrial assets.



AWARDS			
Developer of the Year, NAIOP SoCal	2023	Developer of the Year, NAIOP South Florida	2023, 2021, 2019, 2018, 2016
Green Lease Leader with Gold Recognition	2023	Developer of the Year, NAIOP Chicago	2021, 2019, 2015
New Good Neighbor, NJ Business & Industry Association	2023, 2021	Industrial Project of the Year - Multi-Tenant, Illinois Real Estate Journal	2021
BOMA TOBY Awards, Miami & Southern Region	2023, 2022	Deal of the Year, NAIOP New Jersey	2020, 2018
Industrial Speculative Development of the Year, NAIOP Chicago	2022, 2021, 2020, 2019, 2018, 2017	Most Significant Industrial Transaction of the Year, Illinois Real Estate Journal	2019
Industrial Project of the Year, South Florida Business Journal	2022, 2020, 2018	Community Appearance Award, City of Fort Lauderdale	2019, 2018
Industrial Impact Award, United Way of Northern New Jersey	2022	Developer of the Year, Chicago Commercial Real Estate Awards	2018, 2015, 2011
Industrial Project of the Year, NAIOP SoCal	2024, 2022	Project of the Year, NAIOP South Florida	2017
Industrial Development of the Year, Chicago Commercial Real Estate Awards	2021	Industrial Redevelopment of the Year, NAIOP Chicago	2015, 2014
Industrial TOBY Award Pacific Northwest Region	2024	Deal of the Year - San Francisco Business Journal	2024
Industrial TOBY Award Seattle King County	2023		