



311,770 SF Available
(134,004 & 177,766 SF)
Est. Delivery - Q4'23



**DERMODY
PROPERTIES**

CBRE

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LogistiCenterSM at 55

1101 Bell Avenue & 1100 Valencia Avenue, Tustin, CA

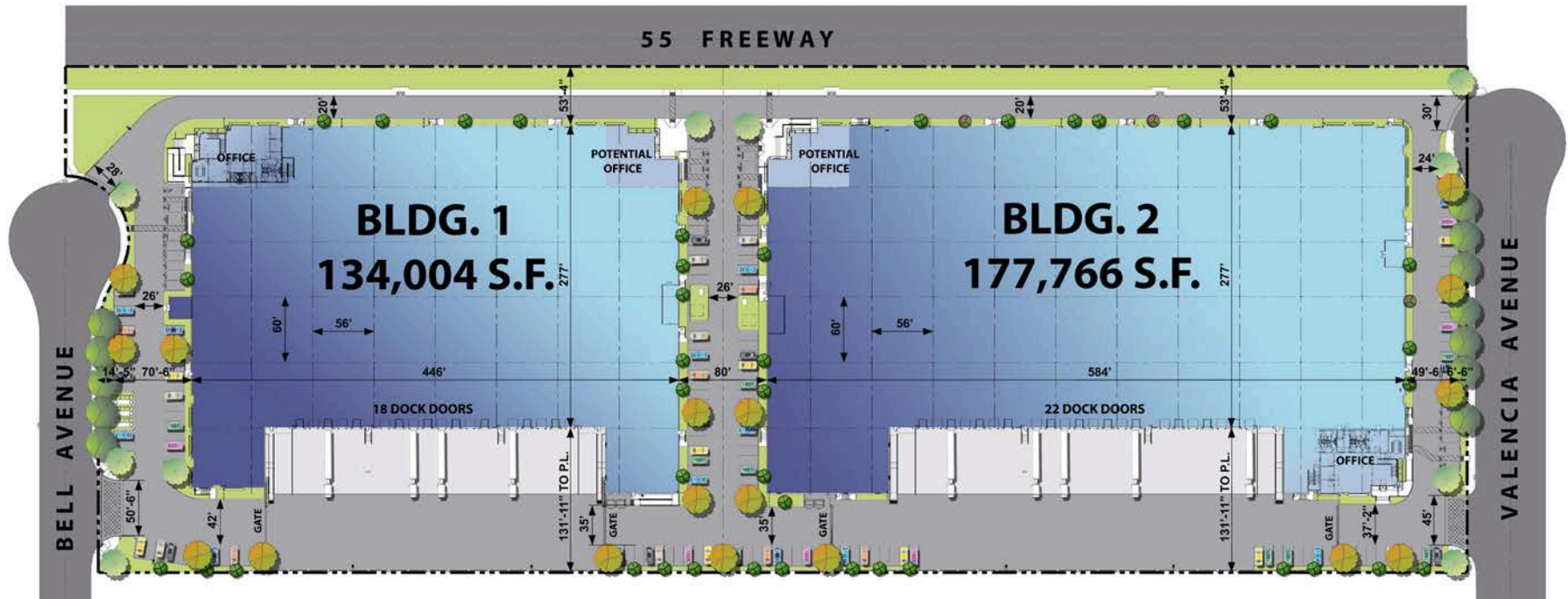
Warehouse / Distribution | For Lease

Property Overview

Building Specifications



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State-of-the-Art Class A Buildings

Two (2) buildings totaling $\pm 311,770$ SF with Class A construction and design are currently under construction and anticipated to be completed in Q4'23. Building 1 ($\pm 134,004$ SF) features: 36' clear height, 56' x 60' column spacing, 18 DH & 2 GL doors, ESFR fire sprinklers and 88 parking stalls. Building 2 ($\pm 177,766$ SF) features: 36' clear height, 56' x 60' column spacing, 22 DH & 2 GL doors, ESFR fire sprinklers and 95 parking stalls. Power for both buildings is 3,000A UGPS, 2,000A MSB. Prominent outdoor signage opportunities fronting one of the busiest freeways (504,000 Average Daily Traffic NB & SB Lanes) in Southern California, State Route 55, subject to City of Tustin's approval.

(source: Caltrans 2020)

Building 1 - 1101 Bell Ave

Site Size	± 6.08 Acres
Building Size	$\pm 134,004$ SF
Office Size	$\pm 7,000$ SF (Two-Story)
Clear Height	36'
Column Spacing	56' x 60'
Sprinklers	ESFR
Dock-High Doors	18
Grade-Level Doors	2
Car Parking	88
Power	3,000A UGPS, 2,000A MSB

Building 2 - 1100 Valencia Ave

Site Size	± 7.22 Acres
Building Size	$\pm 177,766$ SF
Office Size	$\pm 7,991$ SF (Two-Story)
Clear Height	36'
Column Spacing	56' x 60'
Sprinklers	ESFR
Dock-High Doors	22
Grade-Level Doors	2
Car Parking	95
Power	3,000A UGPS, 2,000A MSB

Location Map

Superior Location

The LogistiCenterSM at 55 is located in the sought after Greater Airport Area submarket, one of the top industrial markets in the nation and offers a wide array of nearby amenities.

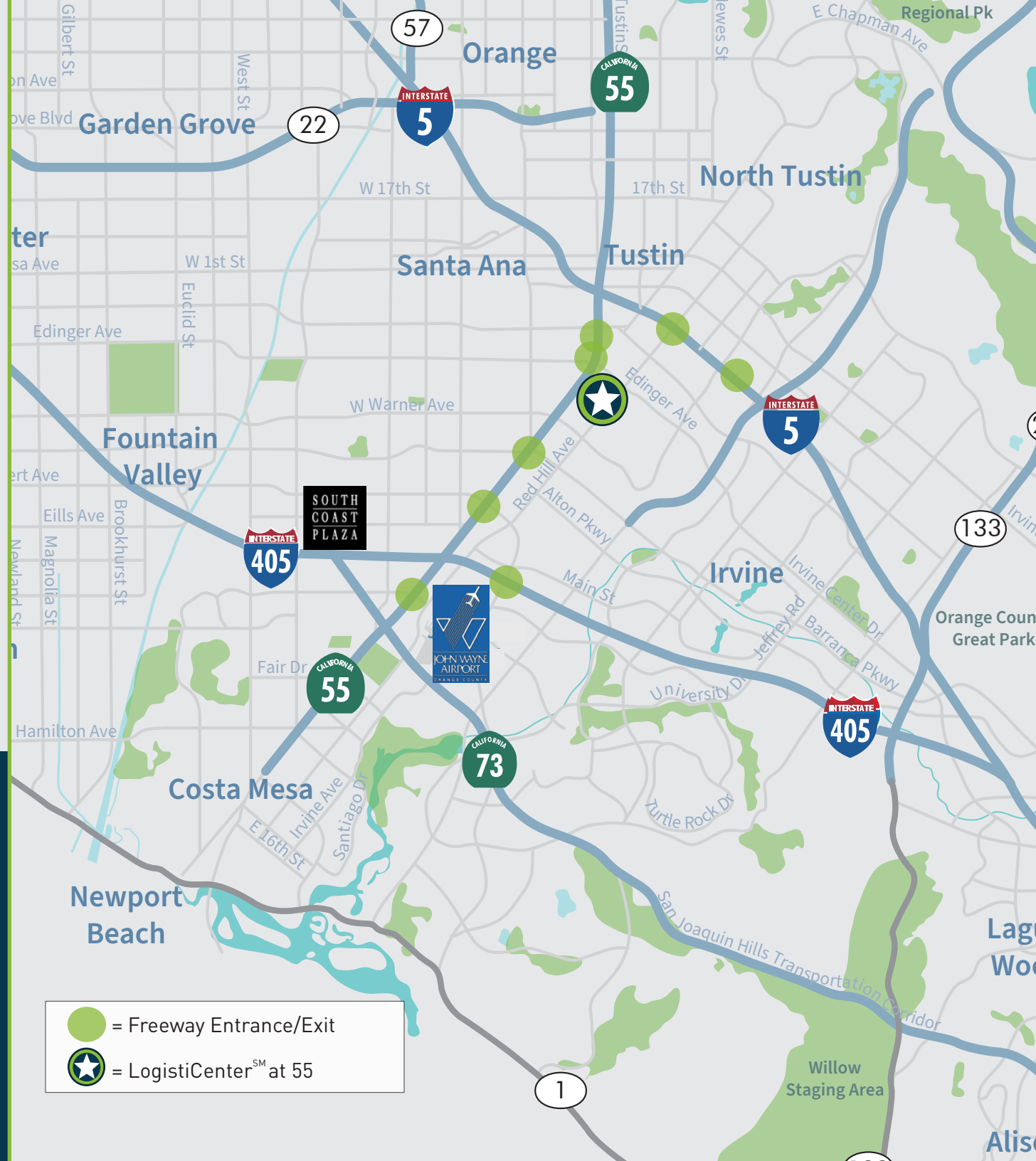
Immediate Access to the SR-55 and I-5 Freeways

The site offers ease of access to SR-55, I-5, I-405 and SR-73 and is within close proximity to the John Wayne Airport and Ports of Long Beach and Los Angeles.

Countless Opportunities for Companies

The site's location takes advantage of a solid workforce, strong distribution base and some of the lowest industrial vacancy rates in the nation.

Key Distances	Miles
SR-55	0.0
I-5	1.6
I-405	3.5
John Wayne Airport	3.7
Ports of LA & Long Beach	33.9
Ontario Intl. Airport	38.2
Los Angeles Intl. Airport	42



Aerial Map

Premier Amenities



THE DISTRICT

AT TUSTIN LEGACY



SOUTH
COAST
PLAZA

bloomingdale's

Crate & Barrel



BARRANCA PKWY

Tustin Legacy

Future Office, Residential, Retail & Entertainment Development

Future ATEP Development

RED HILL AVE

BELL AVE

VALENCIA AVE

EDINGER AVE

NEWPORT AVE

LogistiCenterSM at 55

● = Freeway Entrance/Exit

Residence Inn

Fairfield





LogistiCenterSM at 55

1100 Valencia & 1101 Bell Ave
Tustin, California

311,770 SF

About Dermody Properties

Dermody Properties is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody Properties has invested more than \$6.2 billion of total capital across all platforms nationwide, having acquired and developed approximately 100 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas and New Jersey. For more information visit www.Dermody.com.

About the LogistiCenterSM Brand

LogistiCenterSM is a national trademark brand, owned and developed by Dermody Properties. It represents the firm's business philosophy of developing Class A distribution facilities that meet the supply-chain requirements of the most innovative companies. All LogistiCenterSM facilities are designed to meet best practices in sustainable design and construction, and incorporate building features, such as additional clear height and extra trailer and car parking, that enable companies to execute their operations more effectively and efficiently.

About Broker

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