



311,770 SF Total
(134,004 & 177,766 SF)
Available Now!



**DERMODY
PROPERTIES**

CBRE

LogistiCenterSM at 55

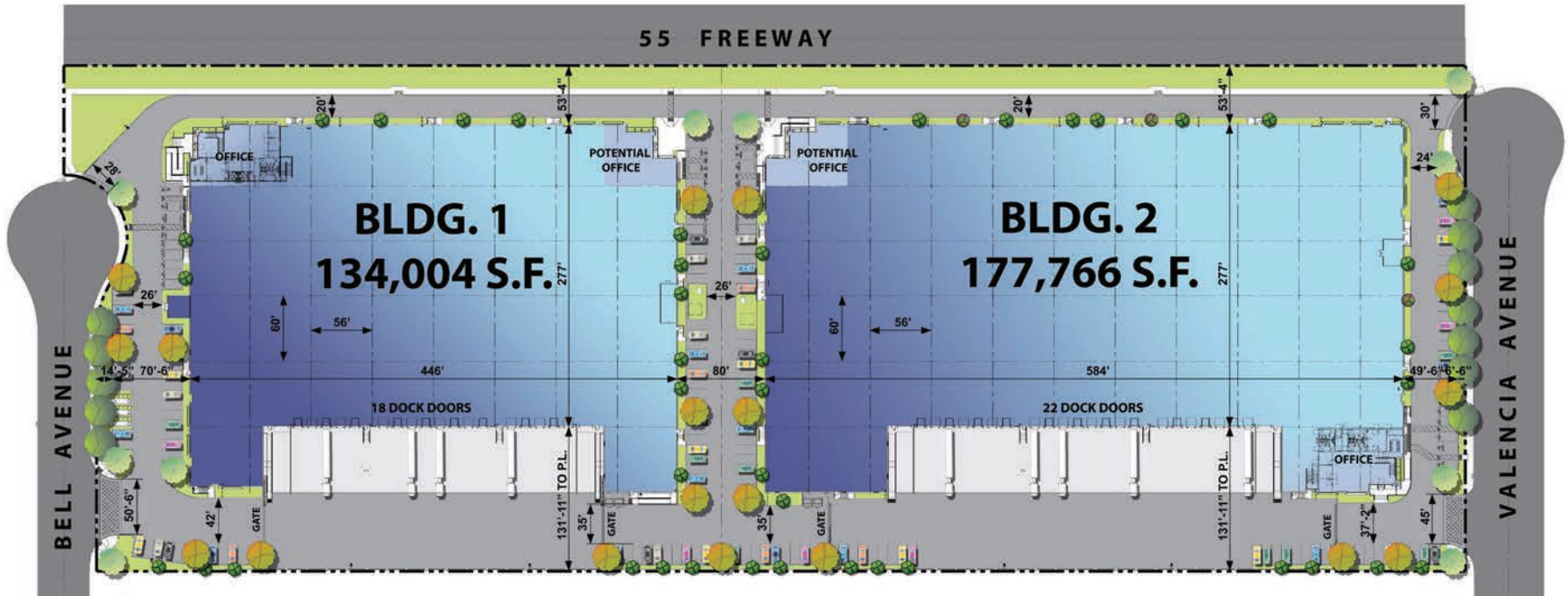
1101 Bell Avenue & 1100 Valencia Avenue, Tustin, CA

Warehouse / Distribution | For Lease

Dermody.com

Property Overview

Building Specifications



State-of-the-Art Class A Buildings

Two (2) buildings totaling $\pm 311,770$ SF w/ Class A construction and design are currently under construction and anticipated to be completed in Q4 2023.

Building 1 ($\pm 134,004$ SF) features: 36' clear height, 56' x 60' column spacing, 18 DH & 2 GL doors, ESFR fire sprinklers w/ K-25 heads, 88 parking stall & 3,000A UGPS, 2,000A MSB power.

Building 2 ($\pm 177,766$ SF) features: 36' clear height, 56' x 60' column spacing, 22 DH & 2 GL doors, ESFR fire sprinklers w/ K-25 heads, 95 parking stalls & 3,000A UGPS, 2,000A MSB power.

Both buildings include base building finishes including: painted warehouse walls, white foil insulation & LED lighting (30 FC in the speedbay & 20 FC in general warehouse, more possible). 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.

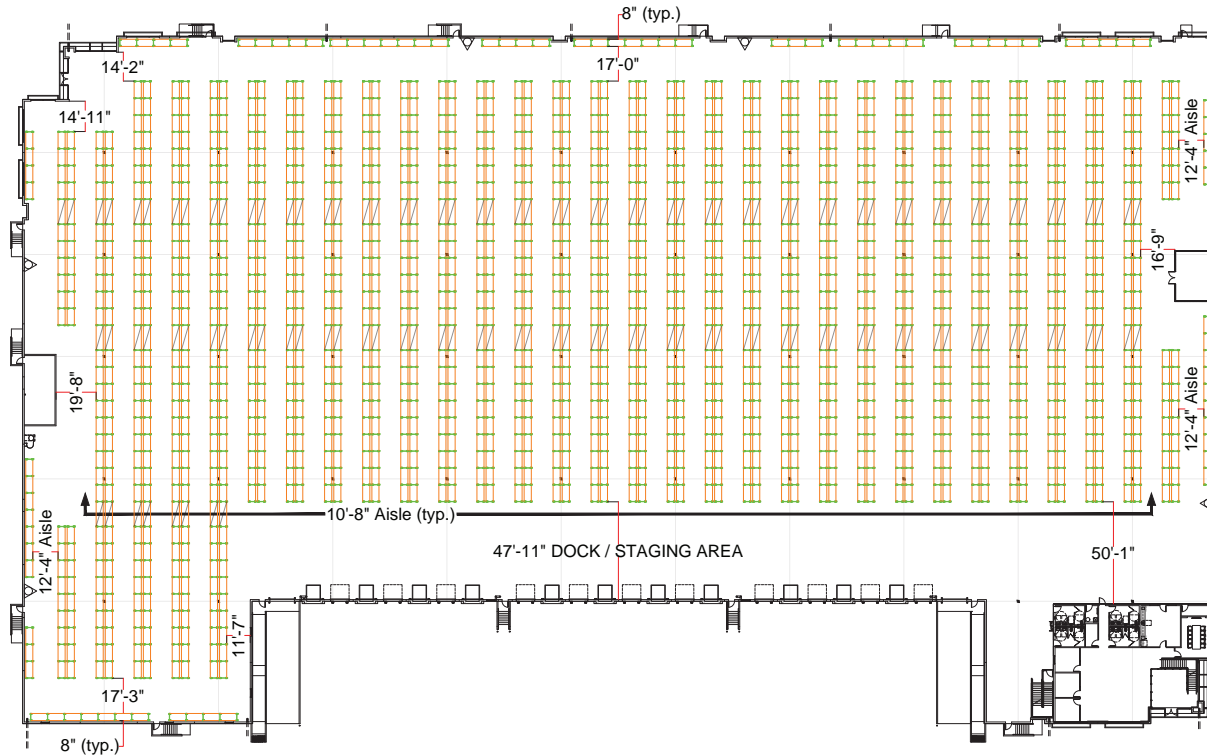
[source: Caltrans 2020]

	Bldg 1 - 1101 Bell Ave	Bldg 2 - 1100 Valencia Ave
Site Size	± 6.08 Acres	± 7.22 Acres
Building Size	$\pm 134,004$ SF	$\pm 177,766$ SF
Office Size	$\pm 7,000$ SF (Two-Story)	$\pm 7,991$ SF (Two-Story)
Clear Height	36'	36'
Column Spacing	56' x 60'	56' x 60'
Fire Sprinklers	ESFR w/ K-25 Heads	ESFR w/ K-25 Heads
Dock-High Doors	18 (w/ dock bumpers & z-guards at each position & 40,000 lb load levelers at every position)	22 (w/ dock bumpers & z-guards at each position & 40,000 lb load levelers at every position)
Grade-Level Doors	2	2
Car Parking	88	95
Power	3,000A UGPS, 2,000A MSB	3,000A UGPS, 2,000A MSB

PALLET STORAGE COMPARISON

(177,766 SF w/ 36' Clear Height vs. 251,663 SF w/ 24' Clear Height)

±41%
DIFFERENCE
in rent & SF
for same pallet
storage positions



177,766 SF Building 36' Clear Height		
Number of Bays	Pallet Height	Pallet Positions
	52"	21,806
1,575	62"	18,534
	78"	15,628

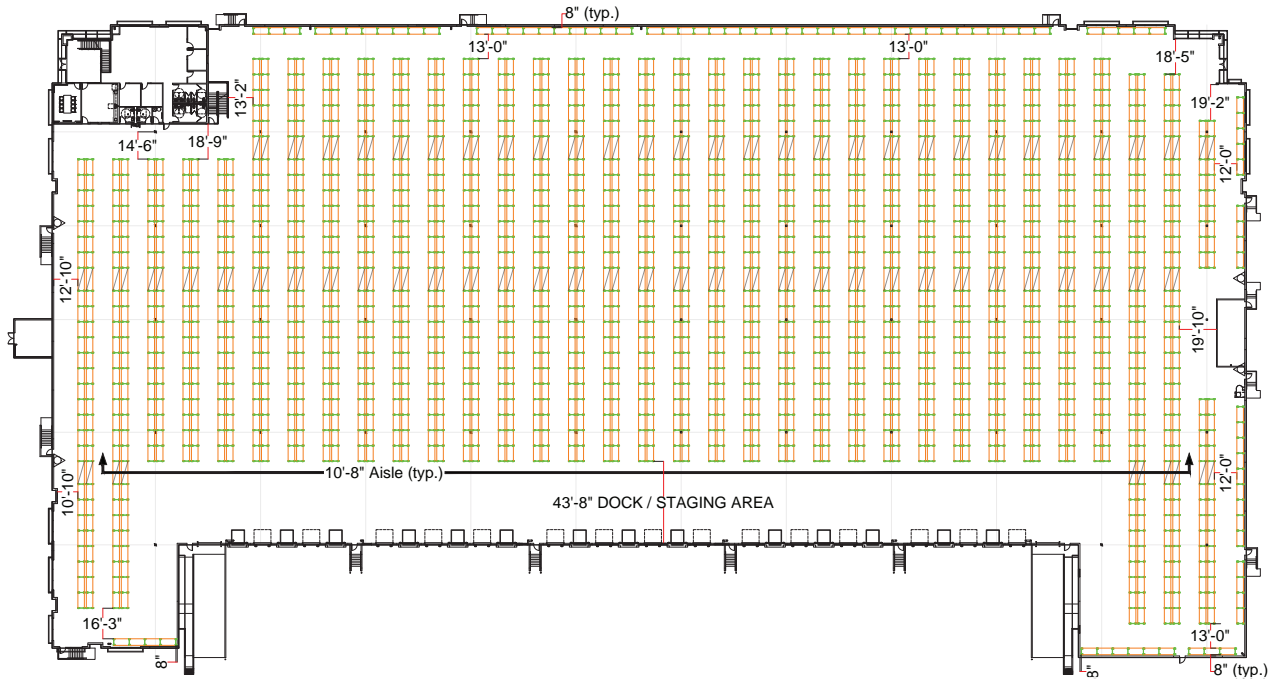
251,663 SF Building 24' Clear Height		
Number of Bays	Pallet Height	Pallet Positions
	52"	18,412
2,348	62"	18,412
	78"	13,530

PALLET STORAGE COMPARISON

(134,004 SF w/ 36' Clear Height vs. 184,499 SF w/ 24' Clear Height)

±38%

DIFFERENCE
in rent & SF
for same pallet
storage positions



134,004 SF Building 36' Clear Height		
Number of Bays	Pallet Height	Pallet Positions
	52"	16,068
1,160	62"	13,662
	78"	11,514

184,499 SF Building 24' Clear Height		
Number of Bays	Pallet Height	Pallet Positions
	52"	13,700
1,745	62"	13,700
	78"	10,080

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.

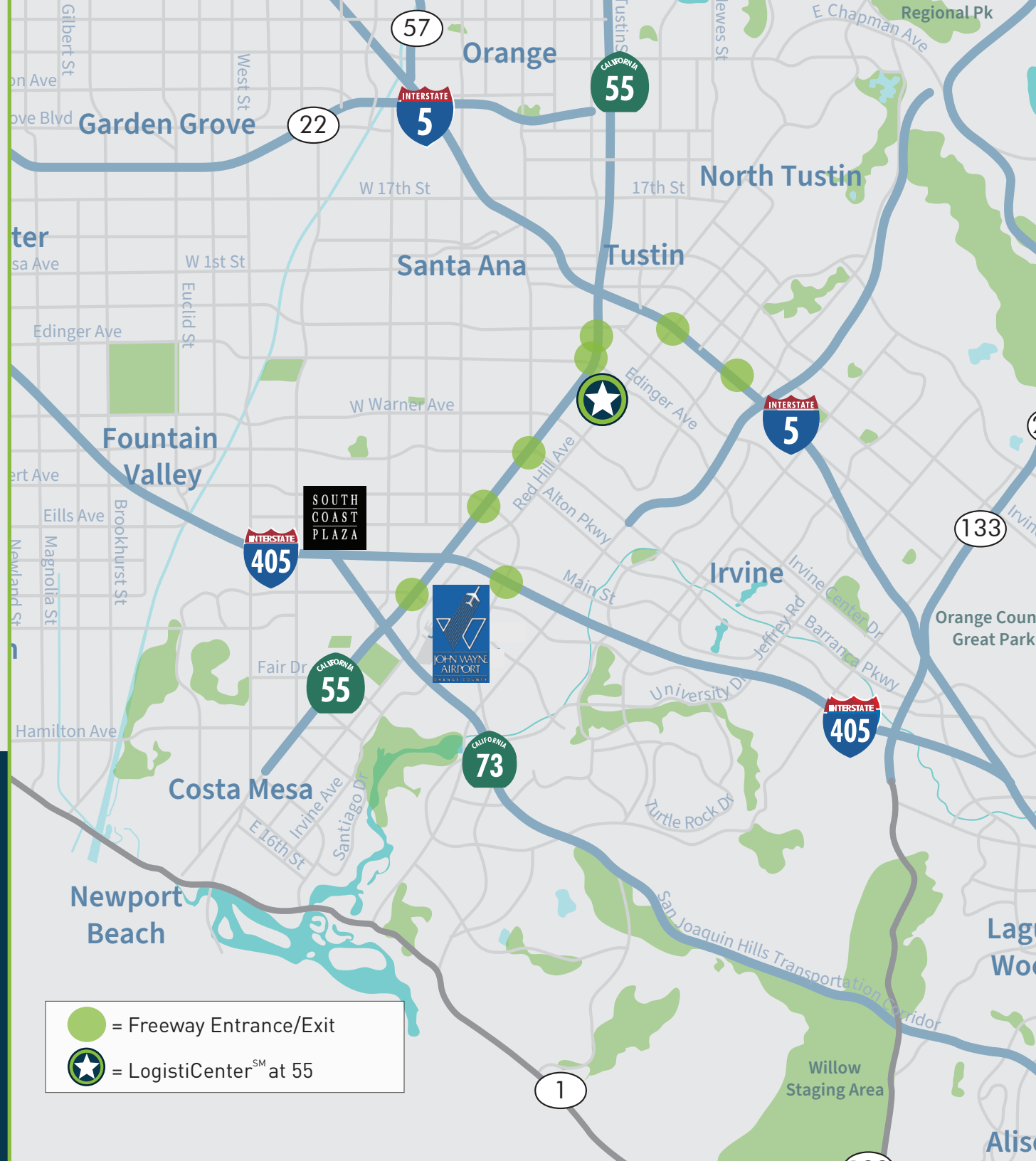
Immediate Access to the SR-55 and I-5 Freeways

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



- = Freeway Entrance/Exit
- ★ = LogistiCenterSM at 55

Aerial Map

Premier Amenities

THE DISTRICT
AT TUSTIN LEGACY

SOUTH COAST PLAZA



Tustin Legacy
Future Office, Residential, Retail & Entertainment Development

Future ATEP Development

LogistiCenterSM at 55

= Freeway Entrance/Exit





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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