

BRIDGE POINT OAKLAND

LOCATED ON THE HEAVY WEIGHT TRUCK ROUTE

bridgepointoakland.com | 5441 International Blvd | Oakland, CA

BRIDGE

FOR LEASE



AVAILABLE SPACE

534,242 SF

OF DOCK POSITIONS

85

CLEAR HEIGHT

36'

TRAILER PARKING

129 Stalls

LAND SIZE

23.2 Acres

TURN-KEY DELIVERY

**Available
Now**



LARGEST INDUSTRIAL DEVELOPMENT IN BAY AREA

TURN-KEY DELIVERY WITH COMPLETED TENANT IMPROVEMENTS

ROBERT FERRARO

Executive Vice President
bob.ferraro@cbre.com
Lic. 00949584
510 874 1910

MICHAEL BARRY

Executive Vice President
michael.barry@cbre.com
Lic. 00950054
510 874 1926

AUSTIN HINDER

Senior Vice President
austin.hinder@cbre.com
Lic. 01971678
510 874 1978

CHRIS VAN KEULEN

Senior Vice President
chris.vankeulen@cbre.com
Lic. 01845520
510 874 1934

PAUL BOSKOVICH

Vice President
paul.boskovich@cbre.com
Lic. 02079999
408 472 8168



Website

CBRE

SITE PLAN, BLDG. SPECS & TURN-KEY IMPROVEMENTS

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BUILDING SPECS

- 534,242 Square Feet
- 9,915 Square Feet Office
- 36' Clear Height
- ESFR
- 85 Loading Docks
- 1 Drive In Door
- 4,000 Amps
- 3% Skylights
- 185' Concrete Truck Court
- 7" Slab
- 217 Auto Parking Stalls
- 129 Trailer Parking Stalls
- 50' X 56' Column Spacing
- 60' Speed Bay
- Heavy Weight Trucks Allowed

TURN-KEY TENANT IMPROVEMENTS

- 40,000 pound dock pit levelers at every other dock position
- 9,915 SF Office including 4,996 SF of mezzanine space
- LED Lighting with motion sensors and 20-foot candles

First Floor Plan



T.I. ENLARGED FIRST FLOOR PLAN
FURNITURE IS FOR ILLUSTRATIVE PURPOSES ONLY

Mezzanine Floor Plan



T.I. ENLARGED MEZZ FLOOR PLAN
FURNITURE IS FOR ILLUSTRATIVE PURPOSES ONLY

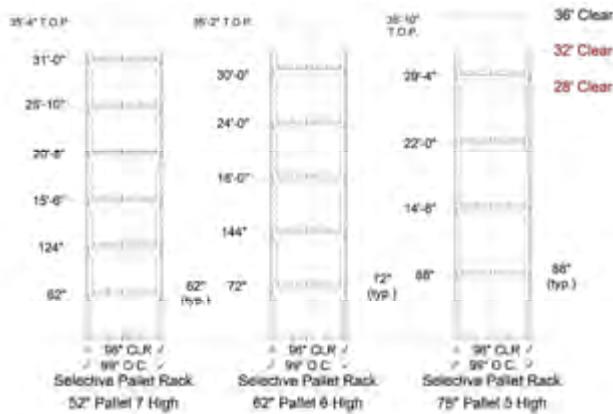


RACKING PLAN

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5441 International Blvd. Oakland, CA 94601 - 534,242 sq.ft.



36' vs 32' vs 28' CLEAR HEIGHT

| Number of Bays | Pallet Height | Pallet Positions | | |
|----------------|---------------|------------------|----------|----------|
| | | 36' Clr. | 32' Clr. | 28' Clr. |
| 5,076 | 52" | 71,064 | 60,912 | 50,760 |
| | 62" | 60,912 | 50,760 | 40,608 |
| | 78" | 50,760 | 40,608 | 30,456 |

PROXIMITY + INGRESS/EGRESS MAP NORTH & SOUTH

bridgepointoakland.com | 5441 International Blvd | Oakland, CA



TO INTERSTATE 880

1 mile
4 minutes

TO DOWNTOWN OAKLAND

5 miles
12 minutes

TO OAKLAND INTERNATIONAL AIRPORT

4 miles
9 minutes

TO PORT OF OAKLAND

5 miles
12 minutes

TO DOWNTOWN SAN FRANCISCO

16 miles
23 minutes

TO DOWNTOWN SAN JOSE

30 miles
40 minutes

BRIDGEPOINT OAKLAND DRAYAGE ADVANTAGE

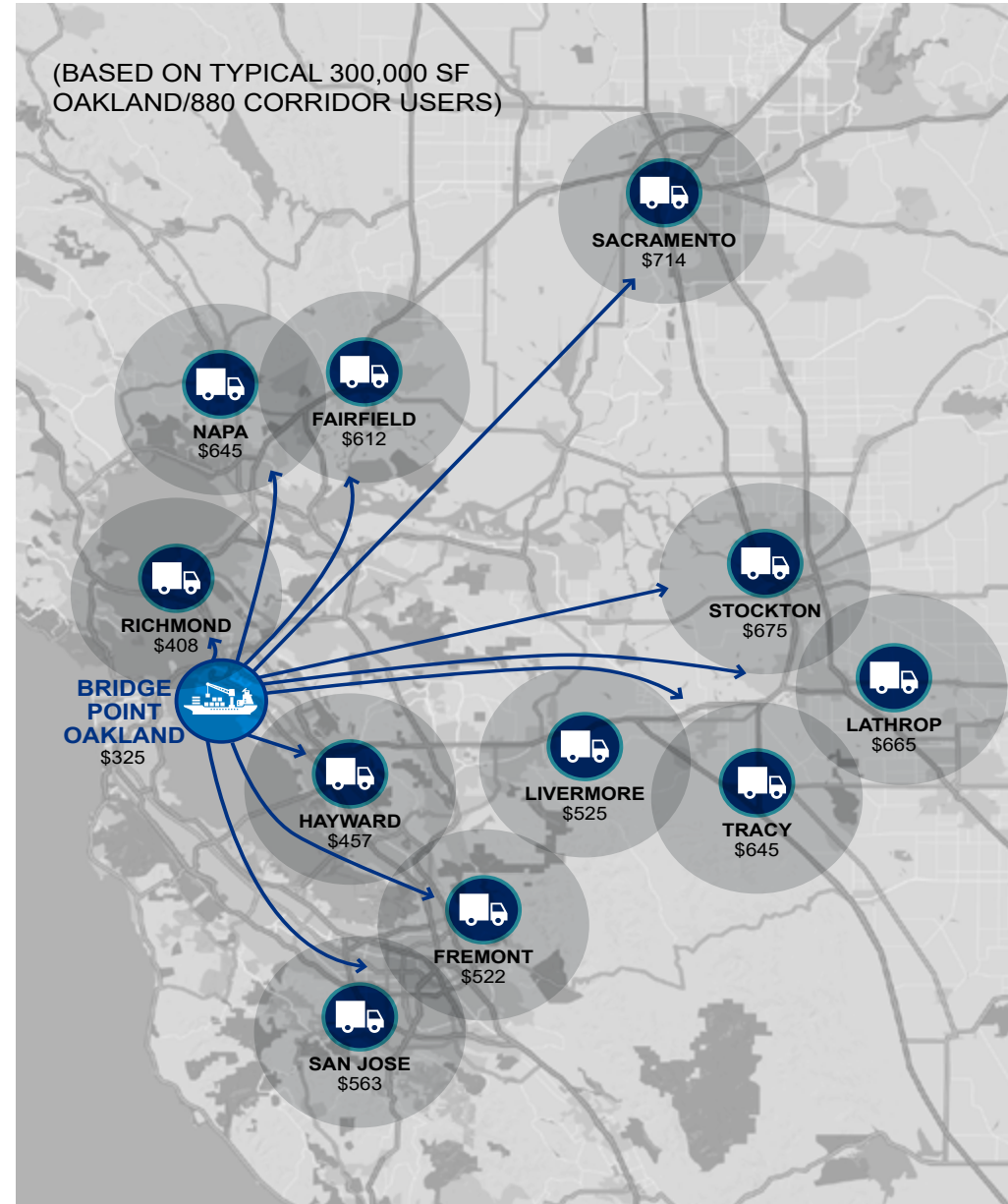
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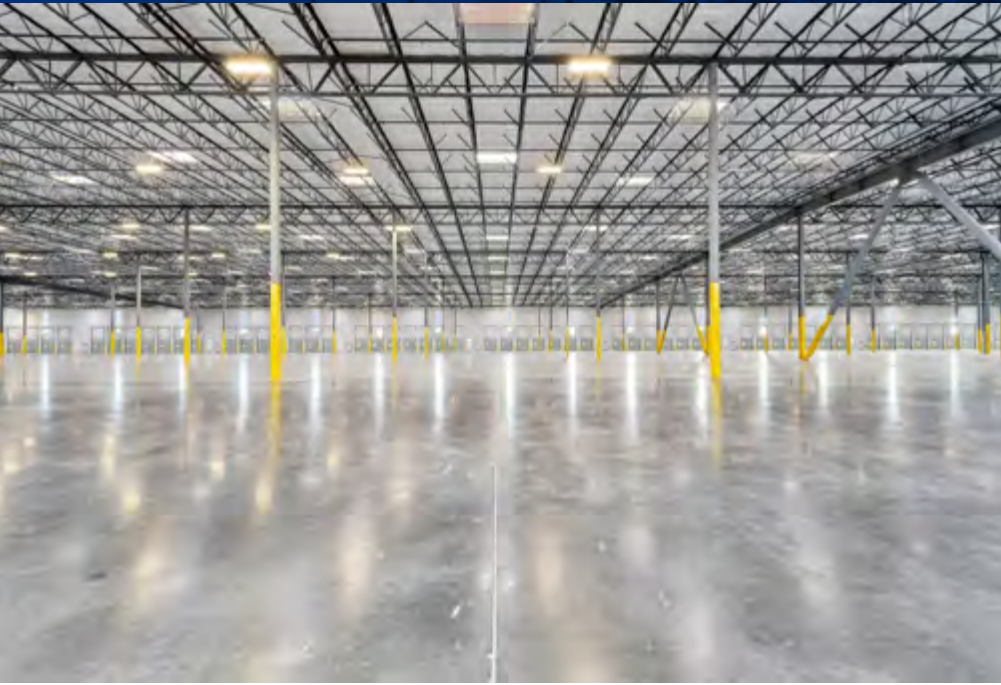


Drayage cost per container from the Port of Oakland

| City | Cost Per Container | Cost Difference/ Container | Annual Savings 5,000 Containers/ Year | Annual Savings 10,000 Containers/ Year |
|----------------------|--------------------|----------------------------|---------------------------------------|--|
| Bridge Point Oakland | \$325 | \$0 | \$0 | \$0 |
| Richmond | \$408 | \$83 | \$415,000 | \$830,000 |
| Hayward | \$457 | \$132 | \$660,000 | \$1,320,000 |
| Fremont | \$522 | \$197 | \$985,000 | \$1,970,000 |
| Livermore | \$525 | \$200 | \$1,000,000 | \$2,000,000 |
| San Jose | \$563 | \$238 | \$1,190,000 | \$2,380,000 |
| Fairfield | \$612 | \$287 | \$1,435,000 | \$2,870,000 |
| Tracy | \$645 | \$320 | \$1,600,000 | \$3,200,000 |
| Napa | \$645 | \$320 | \$1,600,000 | \$3,200,000 |
| Lathrop | \$665 | \$340 | \$1,700,000 | \$3,400,000 |
| Stockton | \$675 | \$350 | \$1,750,000 | \$3,500,000 |
| Sacramento | \$714 | \$389 | \$1,945,000 | \$3,890,000 |

*These rates do not include overweight charges or waiting time charges.





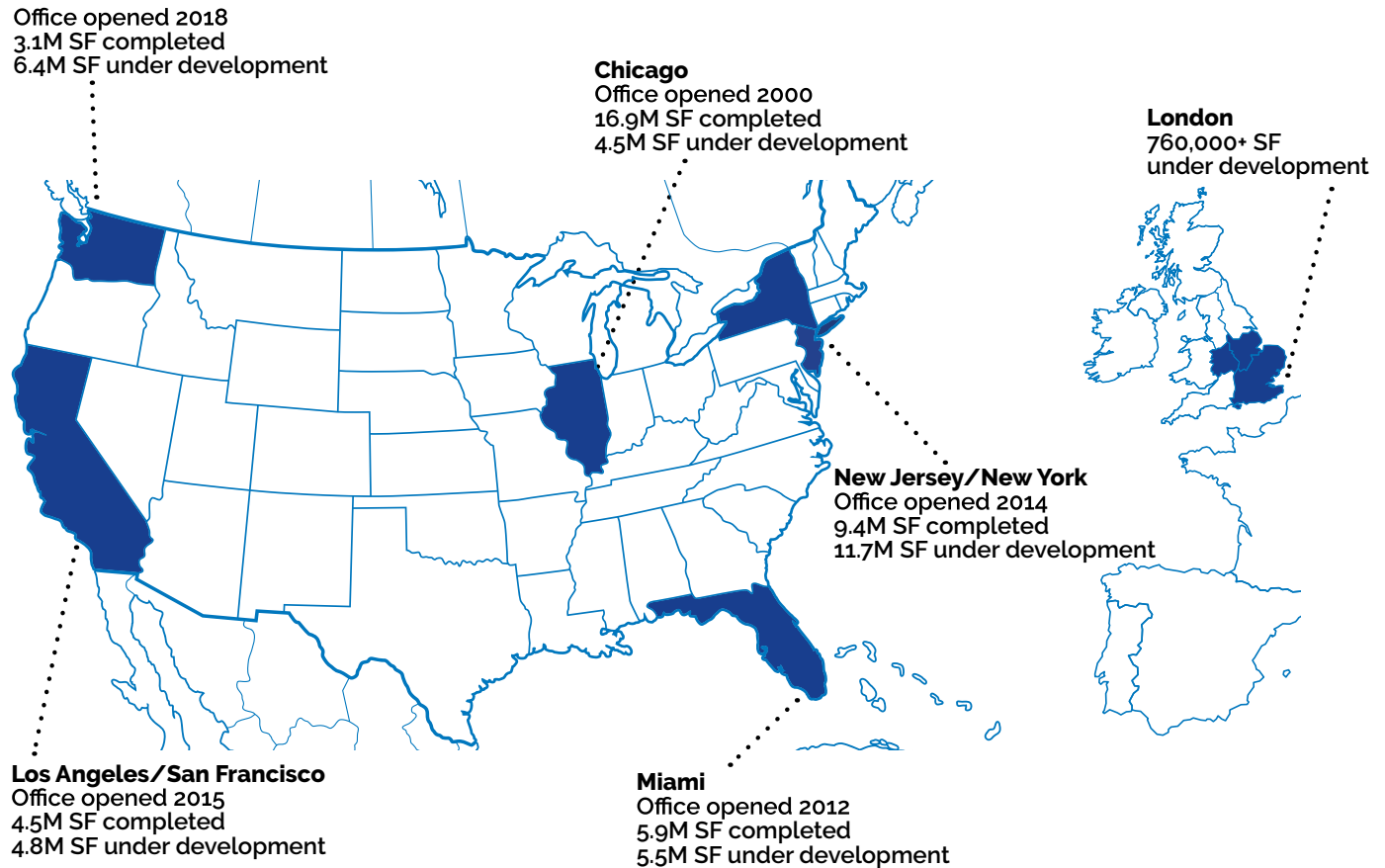
 [Project Photos](#)

 [Drone Video](#)

BRIDGE | 74 MILLION+ SF WORLDWIDE

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 **74 million square feet** of state-of-the-art, institutional quality industrial buildings and projects valued at over **\$15.8 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

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