



## **Bridge Logistics Properties Acquires 1.1M SF Inland Empire Distribution Facility — One of the Largest Single Building Industrial Acquisitions in 2025**

*BLP Capitalizes on Limited Supply of Million-Square-Foot Facilities to Strengthen Its National Logistics Platform*

**Fontana, Calif. — November 13, 2025** — Bridge Logistics Properties (“BLP”), subsidiary of Bridge Investment Group Holdings LLC (together with its affiliates, “Bridge”), announced the acquisition of a 1,101,900-square-foot Class A industrial distribution facility at 10681 Production Avenue in Fontana, California.

As one of the largest industrial acquisitions in the Inland Empire this year, the transaction underscores BLP’s conviction in the long-term strength of Southern California’s logistics ecosystem and its strategic importance to the U.S. supply chain.

The Inland Empire West is a critical logistics gateway connecting port activity, transportation networks, and national distribution channels. This transaction enables BLP to capitalize on a significant opportunity in a market with an extremely restricted supply of large-scale buildings.

“This is a defining acquisition, not just for BLP, but for the broader logistics market,” said Paul Jones, Managing Director at Bridge Logistics Properties. “Assets of this scale, quality, and location are scarce. We moved decisively in this moment of peak dislocation, recognizing that the recovery in tenant demand for large, high-quality assets is outpacing available supply.”

The cross-dock facility offers institutional-grade functionality engineered for modern distribution demands, including 220 dock-high doors, ESFR sprinklers, 185’ truck courts, 274 trailer stalls, and immediate access to the I-10 freeway. BLP anticipates the property will be vacant Q1 2026, providing an opportunity to capitalize on improving market fundamentals for large buildings over one million square-feet.

With a limited pipeline of new mega-scale facilities, and with many corporate users actively re-evaluating their distribution footprints, BLP expects strong tenant engagement.

BLP plans to implement targeted enhancements to further elevate the building’s readiness for lease up, including sprinkler head upgrades, dock packages, office improvements, and other make-ready upgrades. These enhancements are designed to maximize operational functionality and building aesthetic.

“The Inland Empire remains one of America’s premier logistics market with its population density and strategic port infrastructure,” said Brian Gagne, CIO at Bridge Logistics Properties. “BLP’s deeply-embedded local market teams enable the company to identify emerging supply and demand imbalances that can create compelling opportunities for investment performance.”

**About BLP**

BLP is a vertically-integrated logistics real estate investment manager led by tenured, multi-disciplinary real estate professionals with experience navigating several economic environments over the past three decades. Its founding members and leadership team employ a disciplined investment strategy that is both cycle-tested and innovative. Founded in 2021, BLP is comprised of industrial real estate veterans with prior tenure at Brookfield, Prologis, IDI Logistics, Duke Realty, Hines and KTR Partners.

BLP is highly collaborative with its institutional capital partners. Leveraging its deep local relationships and its global operating experience, BLP uncovers and executes on investment opportunities in targeted coastal and gateway markets in the U.S. BLP executes its acquisition and development strategy in a vertically integrated regional structure across five offices located in New Jersey, Atlanta, Miami, Dallas and Los Angeles. Its steadfast focus on innovation and sustainable development promotes solutions that are both profitable and socially responsible. For more information, visit [BridgeBLP.com](https://www.BridgeBLP.com).

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**About Bridge Investment Group**

Bridge Investment Group is an affiliate of Apollo Global Management, Inc. (NYSE: APO) and a leading alternative investment manager, diversified across specialized asset classes. Powered by Apollo, Bridge combines its nationwide operating platform with dedicated teams of investment professionals focused on select real estate verticals.

**Forward-Looking Statements:**

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