BLP Acquires Rare 21-Acre Los Angeles Truck Terminal Leased to XPO

Off-market acquisition combines irreplaceable logistics infrastructure with long-term redevelopment optionality.

October 26, 2026 — Los Angeles, CA — Bridge Logistics Properties ("BLP"), a subsidiary of Bridge Investment Group Holdings LLC (together with its affiliates, "Bridge"), has acquired 12903 Lakeland Road, a 21.3-acre best-in-class truck terminal in Santa Fe Springs, California, in a fully off-market transaction. The property is fully leased to XPO, Inc. (NYSE: XPO), a leading freight transportation company, and represents a rare large-scale logistics asset in one of Los Angeles County's most supply-constrained industrial markets.

BLP acquired the property at roughly half of today's comparable land value. The entry basis creates significant long-term flexibility, giving BLP the ability at lease expiration to retain and re-lease the existing improvements or pursue redevelopment of the site.

"This is exactly the type of opportunity we look for in Southern California — an irreplaceable infill site, critical logistics infrastructure, and a basis that gives us significant flexibility over time," said Paul Jones, Managing Director, West Region at BLP. "Truck terminals of this scale are extraordinarily difficult to replicate in Los Angeles today. We're able to own more than 20 acres in a premier logistics location at roughly half of current land values, while benefiting from durable in-place income and preserving multiple paths for the property at lease expiration."

The low-coverage site includes an approximately 114,000-square-foot cross-dock terminal with 130 dock-high positions, 16 grade-level doors and approximately 800 auto and trailer stalls. Located near the I-5 and I-605 freeways, the property provides connectivity throughout Southern California and to the Ports of Los Angeles and Long Beach. The secured facility also includes a maintenance building and truck scale and currently operates without hours-of-use restrictions.

The existing truck terminal use is increasingly difficult to replicate, as land scarcity, entitlement friction, rising construction costs, and restrictions on outdoor storage have constrained new supply throughout Los Angeles. Facilities of this scale and functionality have become a critical piece of logistics infrastructure in the region, particularly as cities place greater restrictions on new truck-intensive uses.

“The combination of scale and existing terminal infrastructure makes Lakeland Road extremely difficult to duplicate,” said Grant Moore, Vice President, West Region Investments at BLP. “XPO has operated at the property for over a decade, and the site’s cross-dock configuration, substantial trailer parking and freeway access make it highly functional for high-volume freight operations.”

BLP had tracked the property with Colliers for approximately four years before completing the off-market transaction. Jace Gan and Clyde Stauff of Colliers were involved in the transaction.

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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.

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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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