



# Lake County's Newest Premier Business Park

Where Business Finds Direction.

3971 LAKESIDE DRIVE, WAUKEGAN, IL

**BUILDING IV**  
**154,266 SF**



[OVERVIEW](#)

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[BUILDING IV](#)

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## BUSINESS PARK HIGHLIGHTS

- 225-acre master planned business park
- 1,025,000 SF delivered in 2017 (Phase I)
- 926,947 SF to be delivered 1Q 2019 (Phase II)
- New state-of-the-art Class A industrial facilities
- Campus environment
- Build-to-suit opportunities
- New park roadway infrastructure
- Three new or modified traffic signals in place
- Current park tenants include Amazon, Medline, Cardinal Health, VisualPak and BMC
- Low Lake County Taxes
- 1.5 miles from a four-way interchange at I-94 and Illinois Route 137
- 30 minutes to O'Hare International Airport (Chicago)
- 35 minutes to Mitchell International Airport (Milwaukee)

### BUILDING III



FACILITY #3  
32.79 ACRES  
544,429 SQ. FT.

AVAILABLE UNIT  
141,783 SQ. FT.  
24 DOCKS  
10 FUTURE DOCKS  
2 D.I.D.  
12 TRAILERS  
91 CARS  
36' - 0" CLEAR HEIGHT

LOT #2  
9.34 ACRES  
UP TO 200,000 SQ. FT.  
FLEXIBLE SITE  
SIZES FOR BTS

amazon



Cardinal Health

### BUILDING IV

visual pak

visual pak

visual pak

visual pak

LOT #7  
20.34 ACRES  
UP TO 400,000 SF  
FLEXIBLE SITE  
SIZES FOR BTS

### BUILDING V

FACILITY #4  
8.56 ACRES  
154,266 SQ. FT.  
57 DOCKS  
4 D.I.D.  
222 CARS  
32' - 0" CLEAR HEIGHT

FACILITY #5  
11.29 ACRES  
208,252 SQ. FT.  
59 DOCKS  
2 D.I.D.  
245 CARS  
32' - 0" CLEAR HEIGHT

MEDLINE

LOT #11  
14.34 ACRES  
UP TO 250,000 SF  
FLEXIBLE SITE  
SIZES FOR BTS

HOME

AERIAL





BRIDGE POINT  
**NORTH** PARK AERIAL  
BUSINESS PARK



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BRIDGE POINT  
**NORTH** BUILDING IV  
BUSINESS PARK

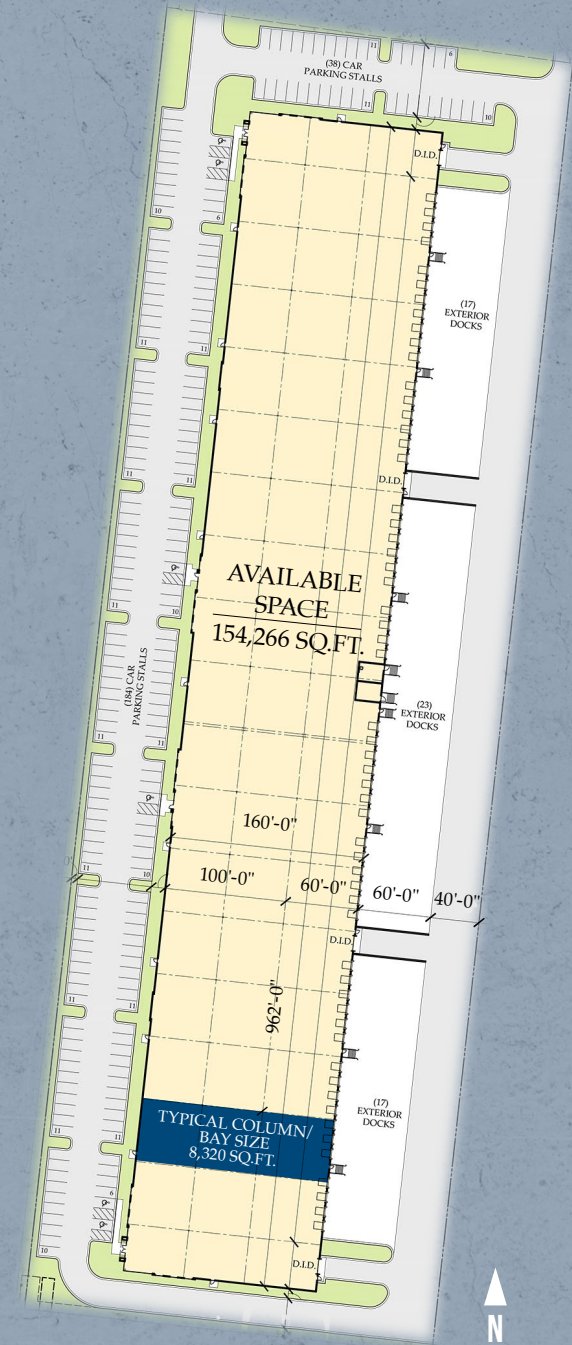
3971 LAKESIDE DRIVE, WAUKEGAN, IL



**154,266 SF**

## SPECIFICATIONS

PROPOSED BUILDING	154,266 SF	SPRINKLER	ESFR
SITE AREA	8.56 ACRES	DRIVE-IN DOORS	4
OFFICE	TO SUIT	CAR PARKING	222 SPACES
CLEAR HEIGHT	32'	BAY SIZE	50' X 52'
EXTERIOR DOCKS	57	SPEED BAY	60'



AERIAL

HOME

ACCESS MAP





BRIDGE POINT  
**NORTH** ACCESS MAP  
BUSINESS PARK



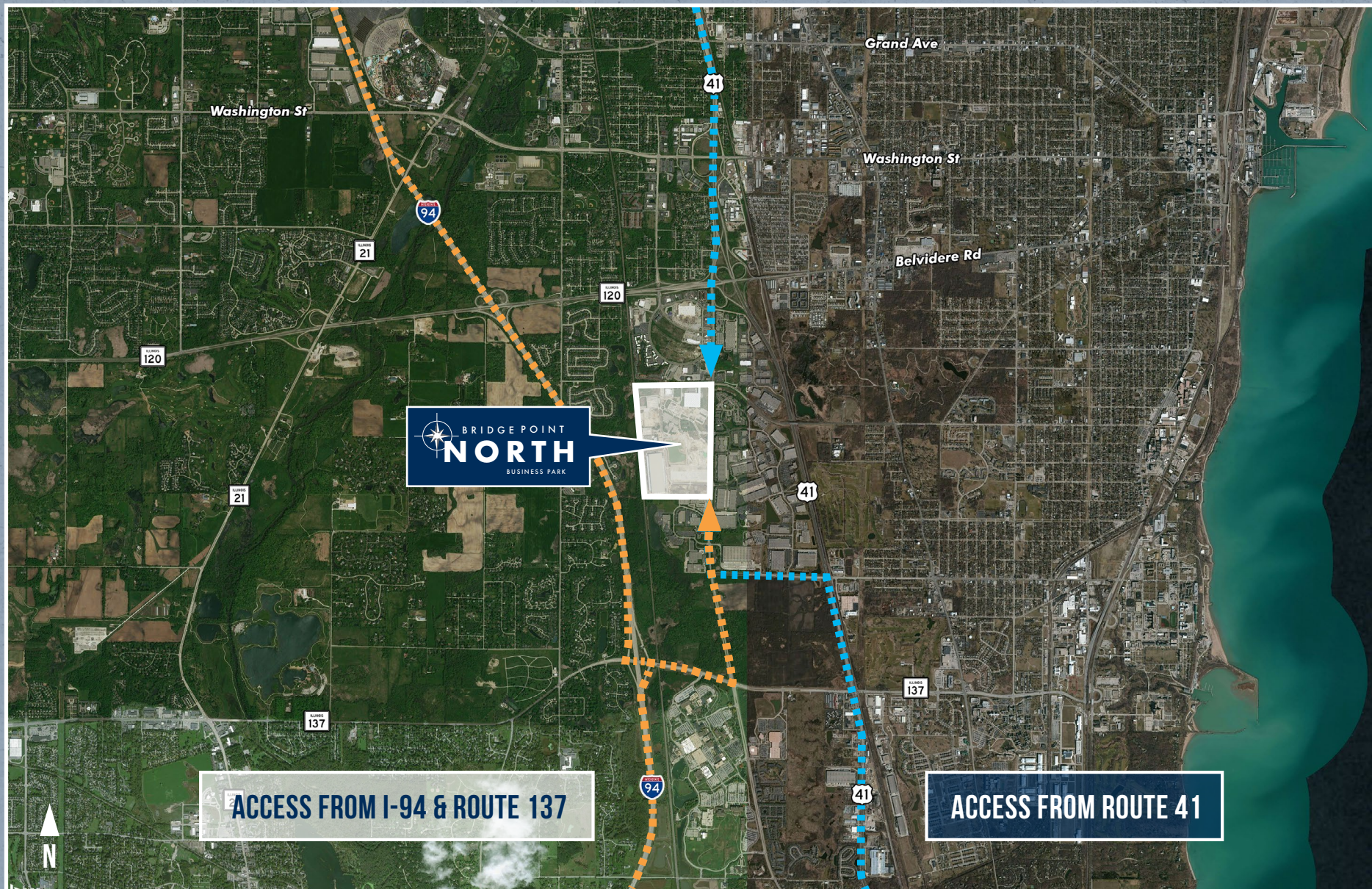
[!\[\]\(919a2cb85b99741a73c0c31a427236a8\_img.jpg\) BUILDING IV](#)

[HOME](#)

[AMENITY MAP !\[\]\(c3d993ca47bfe2a953c700506ce31fa0\_img.jpg\)](#)



BRIDGE POINT  
**NORTH** ACCESS MAP  
BUSINESS PARK



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