

BRIDGE POINT NORTH BUSINESS PARK



Where Business Finds Direction.

www.bridgepointnorth.com | Waukegan, Illinois



PHASE III DELIVERING 920,000 SF

PARK HIGHLIGHTS

- 225-acre master planned business park
- Low Lake County taxes
- New park roadway infrastructure
- Phase I delivered 1,025,000 SF in 2017 (100% leased)
- Phase II delivered 926,947 SF in Q3 2019 (70% leased)
- Phase III to deliver +/- 920,000 SF by Q4 2020
- Current park tenants: Amazon, Medline, VisualPak, BMC and Thermoflex
- 1.5 miles from a four-way interchange at I-94 and IL Route 137
- 30 minutes to O'Hare International Airport (Chicago)
- 35 minutes to Mitchell International Airport

BPN VI: FULLY LEASED

188,944 SF

BPN VII:

128,914 SF

BPN VIII:

100,314 SF

BPN IX:

501,109 SF

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**BRIDGE
CBRE**

SITE PLAN



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BUILDING VI: FULLY LEASED

1550 BRIDGE DRIVE, WAUKEGAN

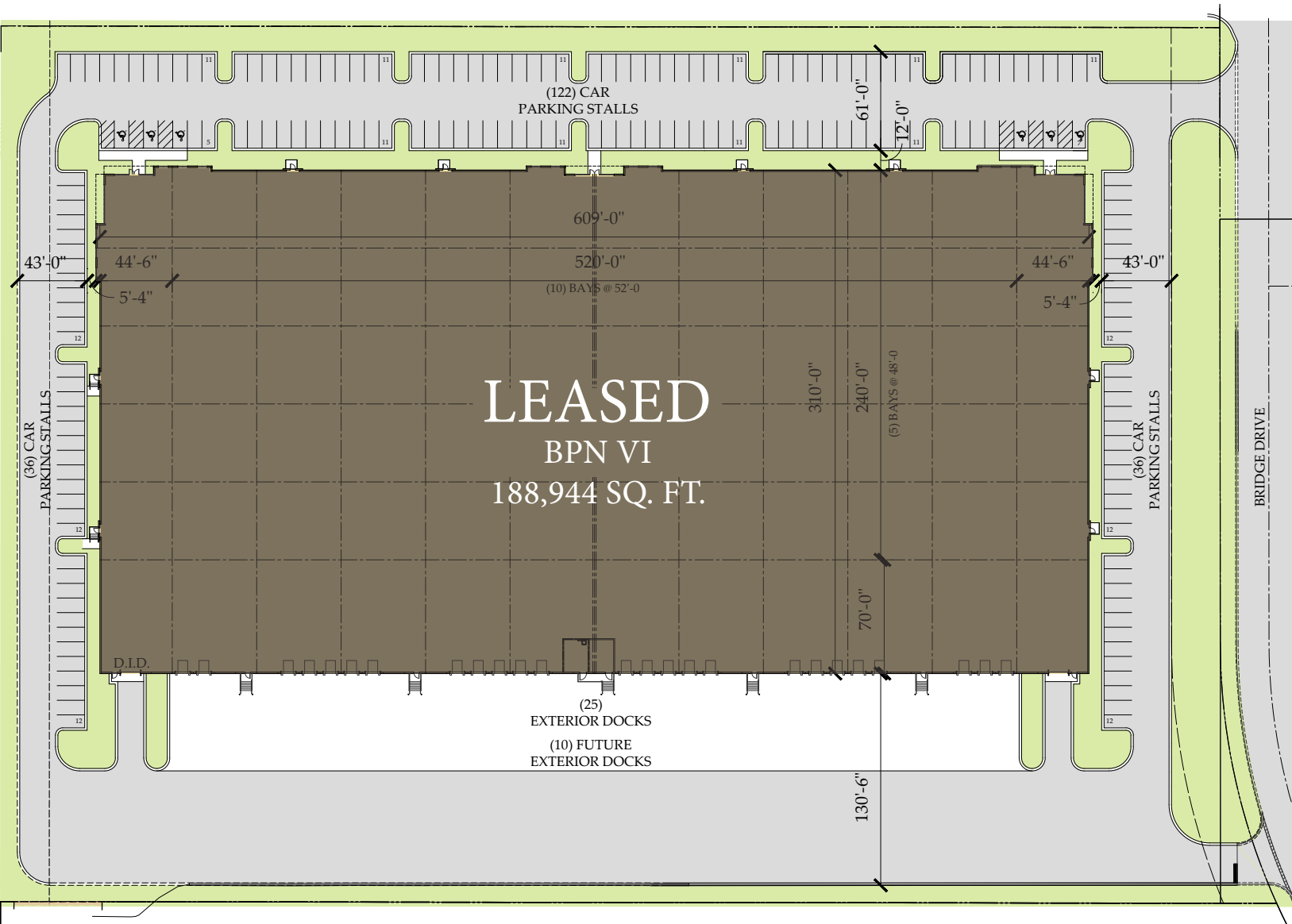
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BUILDING VI

188,944 SF

+/-9.34 Acres

Clear Height:	32'
Sprinkler:	ESFR
Exterior Docks:	25 (expandable to 35)
Drive-in Doors:	2
Car Parking:	194



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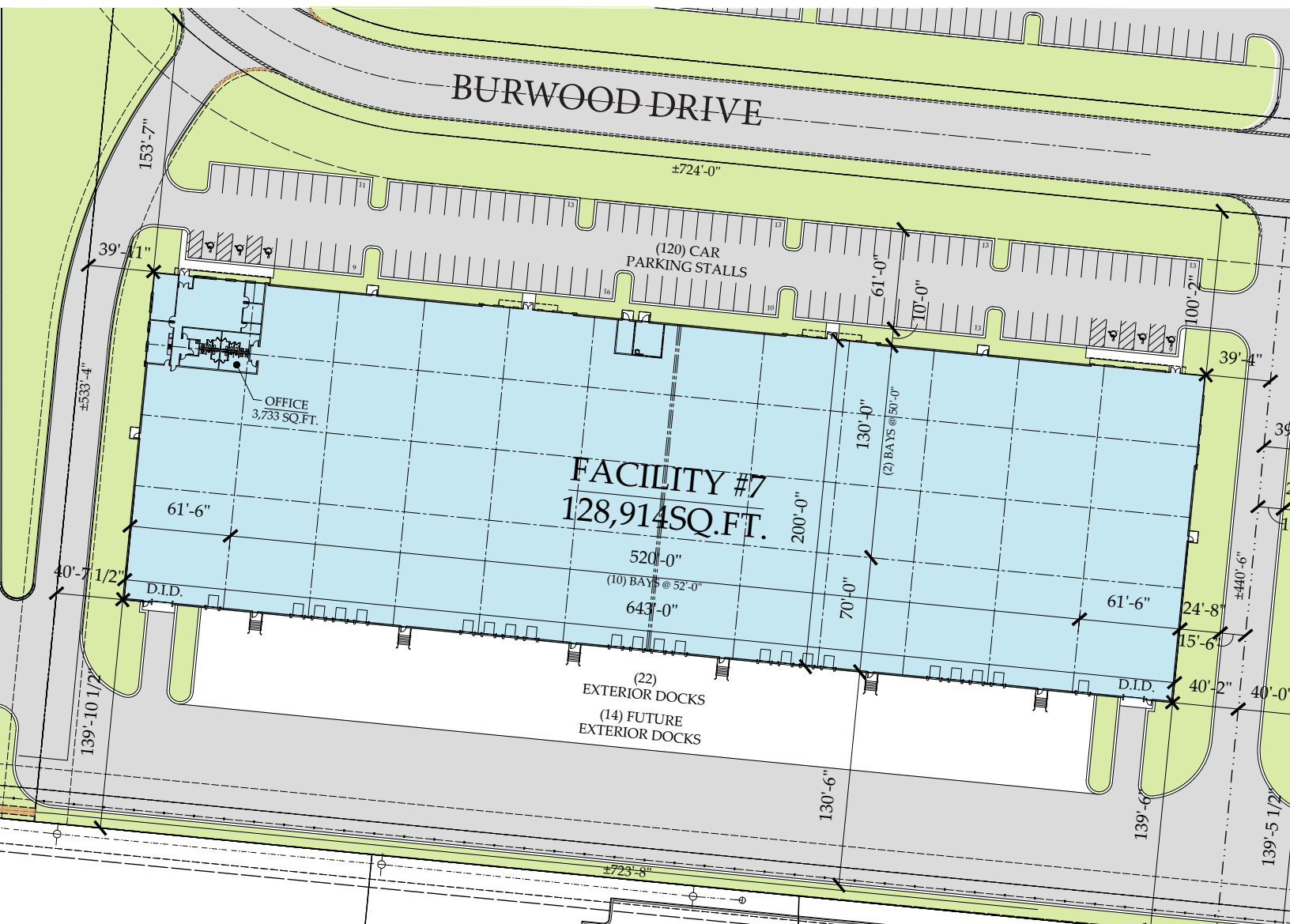
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3979 BUR WOOD DRIVE, WAUKEGAN



+/-7.44 Acres

Divisible To:	42,000 SF
Clear Height:	32'
Sprinkler:	ESFR
Exterior Docks:	22 (expandable to 36)
Drive-in Doors:	2
Car Parking:	120
Spec Office:	3,733 SF (expandable)
Delivery:	Q2 2020; Spec Office: Q3 2020



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BUILDING VIII:

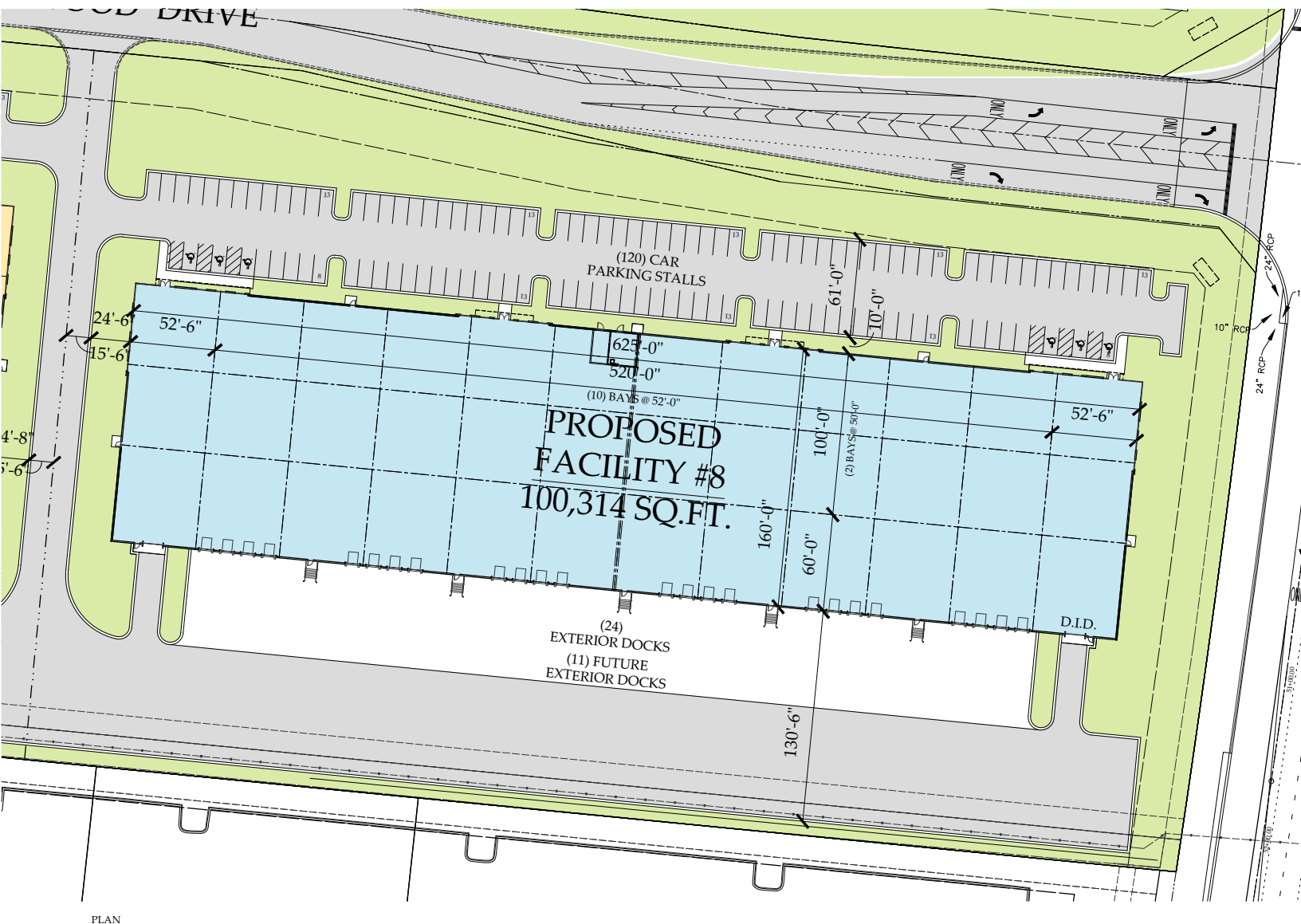
3959 BUR WOOD DRIVE, WAUKEGAN

BUILDING VIII

100,314 SF

+/-6.88 Acres

Divisible To:	30,000 SF
Clear Height:	32'
Sprinkler:	ESFR
Exterior Docks:	24 (expandable to 35)
Drive-in Doors:	2
Car Parking:	120
Spec Office:	To Suit
Delivery:	Q2 2020



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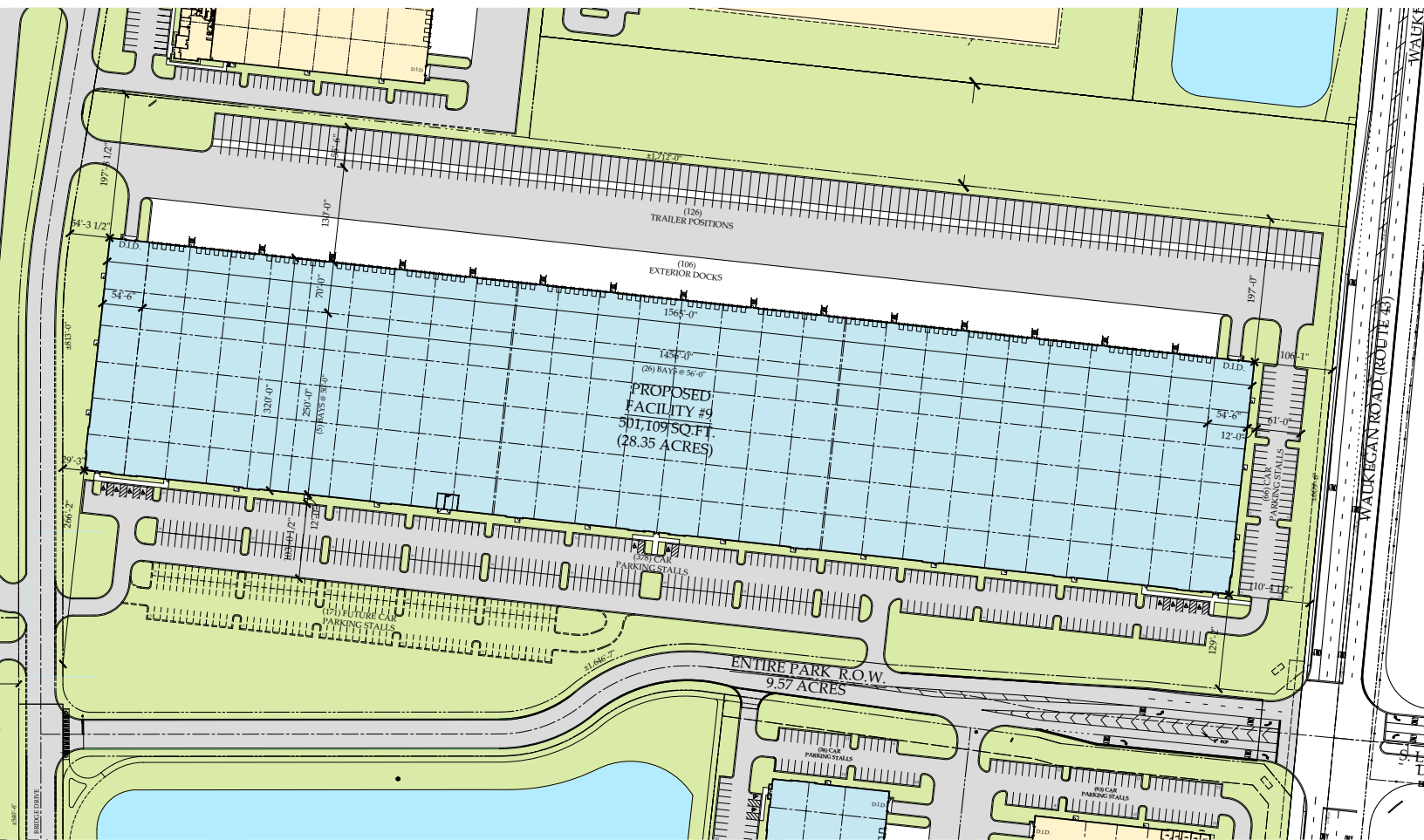
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BUILDING IX

BUILDING IX

501,109 SF
+/-28.35 Acres

Divisible To:	150,000 SF
Clear Height:	36'
Sprinkler:	ESFR
Exterior Docks:	106
Drive-in Doors:	2
Trailer Parking:	126
Car Parking:	444 (expandable to 615)
Spec Office:	To Suit
Delivery:	Q4 2020



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TRANSPORTATION



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HIGHLIGHTS

- 1.5 miles from a 4-way interchange at I-94 & IL Rte 137
- 30 minutes to O'Hare International Airport (Chicago)
- 35 minutes to Mitchell International Airport

TO INTERSTATE 94

6 minutes

TO DOWNTOWN

60 minutes

TO AIRPORT

30 minutes

TO INTERSTATE 94

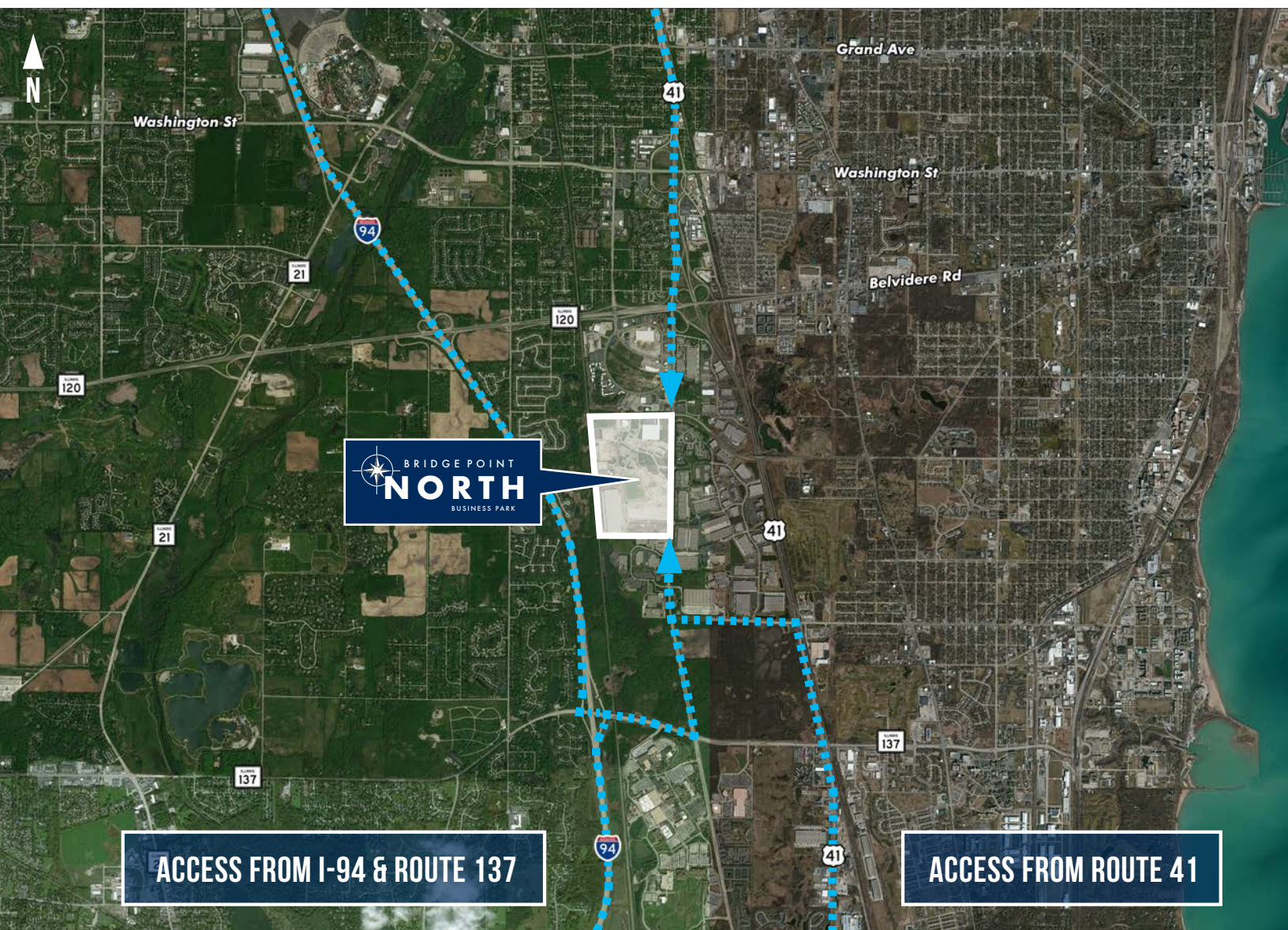
1.5 miles

TO DOWNTOWN

38 miles

TO AIRPORT

27.2 miles



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AMENITIES

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HIGHLIGHTS

- Located in the brand new, prestigious Bridge Point North Business Park
- Ideal image for corporate headquarters
- Corporate neighbors include: Amazon, Medline, Cardinal Health, and Visual Pak
- Located seconds from abundant restaurants, retail shopping, fitness center and hotels located at Fountain Square of Waukegan

DISTANCE TO AMENITIES

1/4 mile

TO

1 mile

TIME TO AMENITIES

2 minutes

TO

5 minutes



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RENDERINGS



44 MILLION+ SF NATIONWIDE

BRIDGE is a privately-owned firm that focuses on the **ACQUISITION** and **DEVELOPMENT** of **CLASS A INDUSTRIAL REAL ESTATE** in the supply constrained **U.S. CORE** industrial markets of Chicago, South Florida, New Jersey/New York, California and Seattle/Portland.

Our people **EMBRACE COMPLEXITY** and execute with **CREATIVITY AND CERTAINTY**. The results of our expertise and efforts are exceptional investor returns on irreplaceable industrial assets.



AWARDS

2018 • Developer of the Year, Chicago Commercial Real Estate Awards
2018 • Developer of the Year, NAIOP South Florida
2018 • Industrial Speculative Development of the Year, NAIOP Chicago
2018 • Commercial Real Estate Project of the Year, South Florida Business Journals
2018 • Deal of the Year, NAIOP New Jersey
2018 • Community Appearance Award, City of Fort Lauderdale
2017 • Project of the Year, NAIOP South Florida
2017 • Industrial Speculative Development of the Year, NAIOP Chicago
2016 • Developer of the Year, NAIOP South Florida
2015 • Industrial Redevelopment of the Year, NAIOP Chicago
2015 • Developer of the Year, NAIOP Chicago
2015 • Developer of the Year, Chicago Commercial Real Estate Awards
2014 • Industrial Redevelopment of the Year, NAIOP Chicago
2011 • Developer of the Year, Chicago Commercial Real Estate Awards

NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION



HEADQUARTERS

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