



# Lake County's Newest Premier Business Park

Where Business Finds Direction.

3971 LAKESIDE DRIVE, WAUKEGAN, IL | 154,266 SF AVAILABLE

**AVAILABLE FOR  
IMMEDIATE OCCUPANCY!**



**TAKE A VIRTUAL TOUR!**

**OVERVIEW**

**AERIAL**

**BUILDING IV**

**BUILDING IV OFFICE**

**VIRTUAL TOUR**

**ACCESS MAP**

**AMENITY MAP**

**CONTACT US**





## BUSINESS PARK HIGHLIGHTS

- 225-acre master planned business park
- 1,025,000 SF delivered in 2017 (Phase I)
- 926,947 SF delivered in 2Q 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)



VIRTUAL TOUR

HOME

AERIAL







AERIAL VIDEO



OVERVIEW

HOME

BUILDING IV





BRIDGE POINT  
**NORTH** BUILDING IV  
BUSINESS PARK

3971 LAKESIDE DRIVE, WAUKEGAN, IL



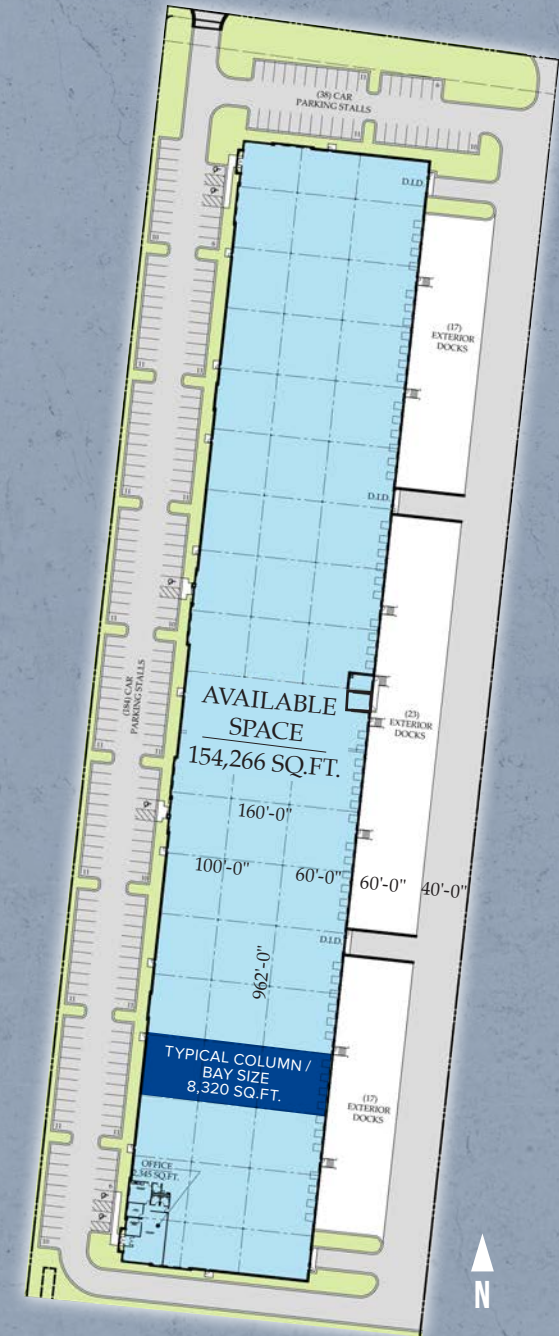
**154,266 SF**

## SPECIFICATIONS



**TAKE A VIRTUAL TOUR**

PROPOSED BUILDING	154,266 SF	SPRINKLER	ESFR
SITE AREA	8.56 ACRES	DRIVE-IN DOORS	4
OFFICE	2,345 SF (EXISTING/EXPANDABLE)	CAR PARKING	222 SPACES
CLEAR HEIGHT	32'	BAY SIZE	50' X 52'
EXTERIOR DOCKS	57	SPEED BAY	60'



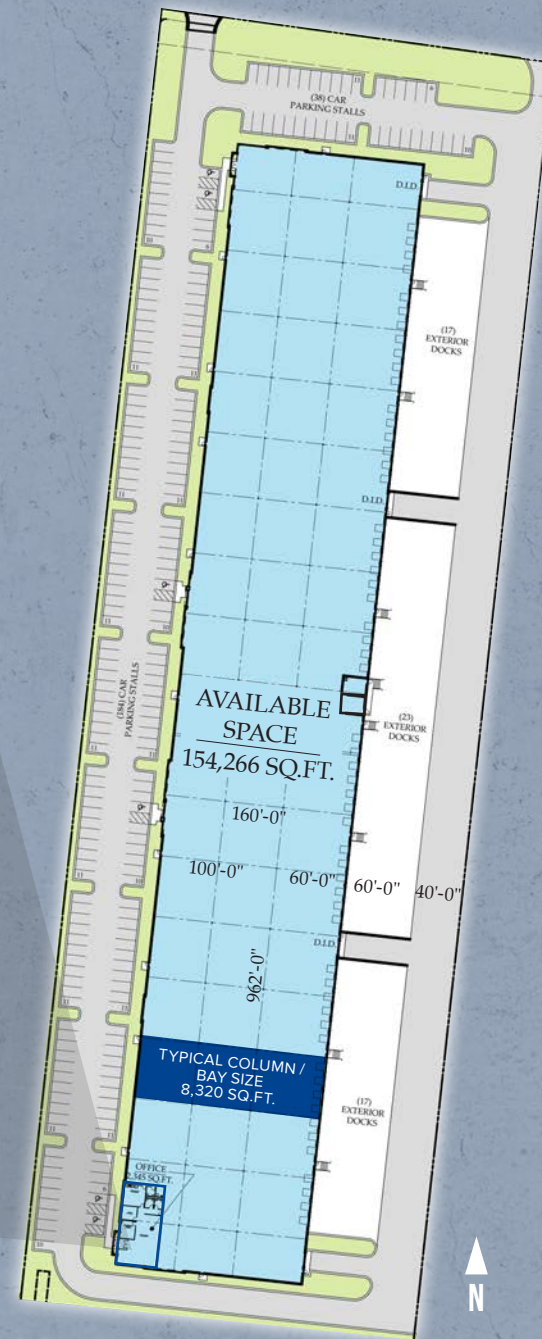
**AERIAL**

**HOME**

**OFFICE**

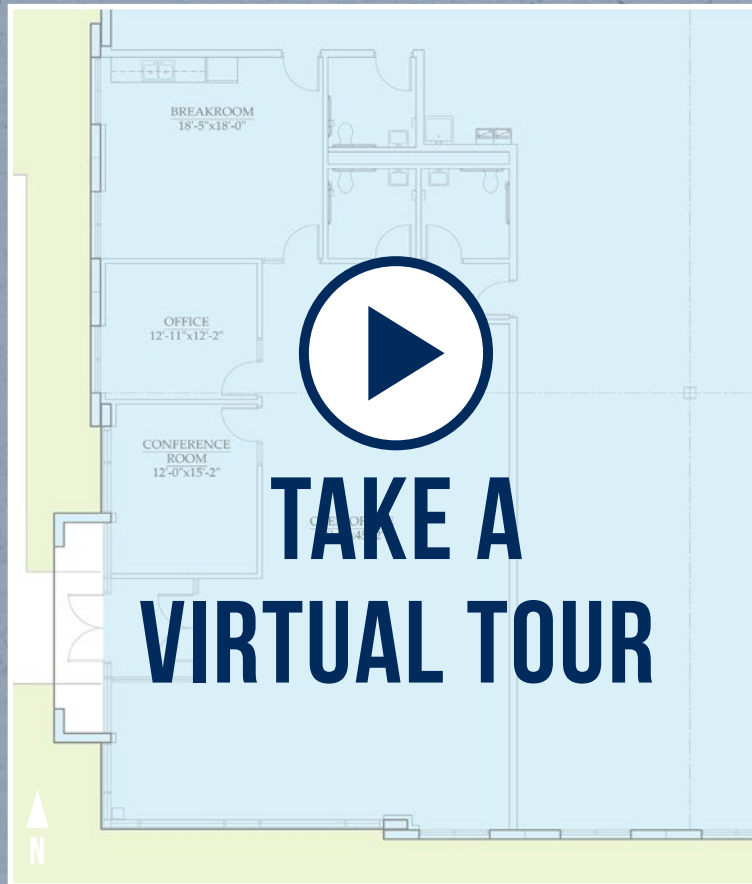








OFFICE TOUR & PHOTOS: 2,345 SF





BRIDGE POINT  
**NORTH** ACCESS MAP  
BUSINESS PARK



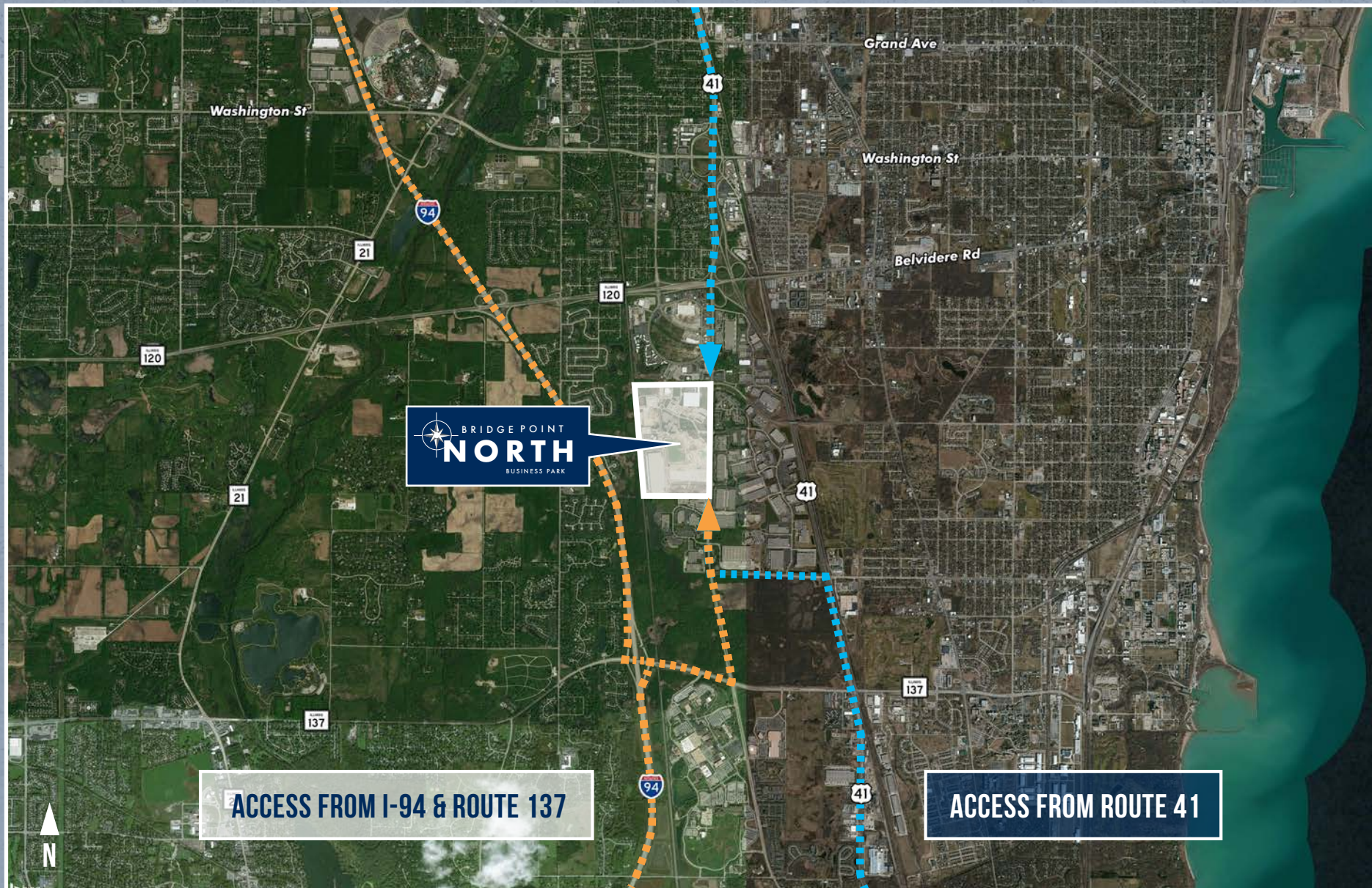
[← BUILDING IV](#)

[HOME](#)

[AMENITY MAP →](#)



BRIDGE POINT  
**NORTH** ACCESS MAP  
BUSINESS PARK



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BRIDGE POINT  
**NORTH** ACCESS MAP  
BUSINESS PARK



ACCESS FROM I-94 & ROUTE 137

ACCESS FROM ROUTE 41

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[HOME](#)

[AMENITY MAP →](#)



BRIDGE POINT  
**NORTH** AMENITY MAP  
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