

BRIDGE POINT NORTH BUSINESS PARK

Phase III, Building IX | Waukegan, Illinois



Where Business Finds Direction.



NEW INFILL DEVELOPMENT LAKE COUNTY SUBMARKET

HIGHLIGHTS

- 225-acre master planned business park
- Low Lake County taxes
- 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

AVAILABLE SPACE

501,109 SF

DIVISIBLE TO

150,000 SF

DELIVERY DATE

Q4 2020

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CBRE

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

