

BRIDGE POINT NORTH BUSINESS PARK



Where Business Finds Direction.

Phase III, Building VII | 3979 Bur Wood Drive, Waukegan, Illinois



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

128,914 SF

DIVISIBLE TO

42,000 SF

DELIVERY DATE

Q2 2020

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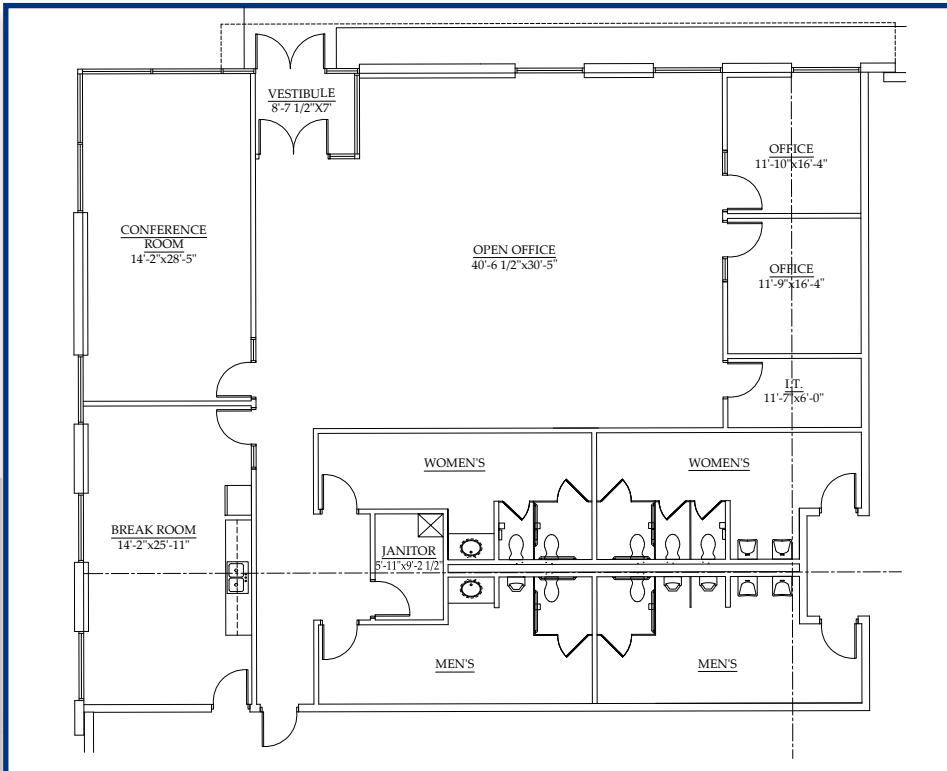
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CBRE

SPEC OFFICE PLAN

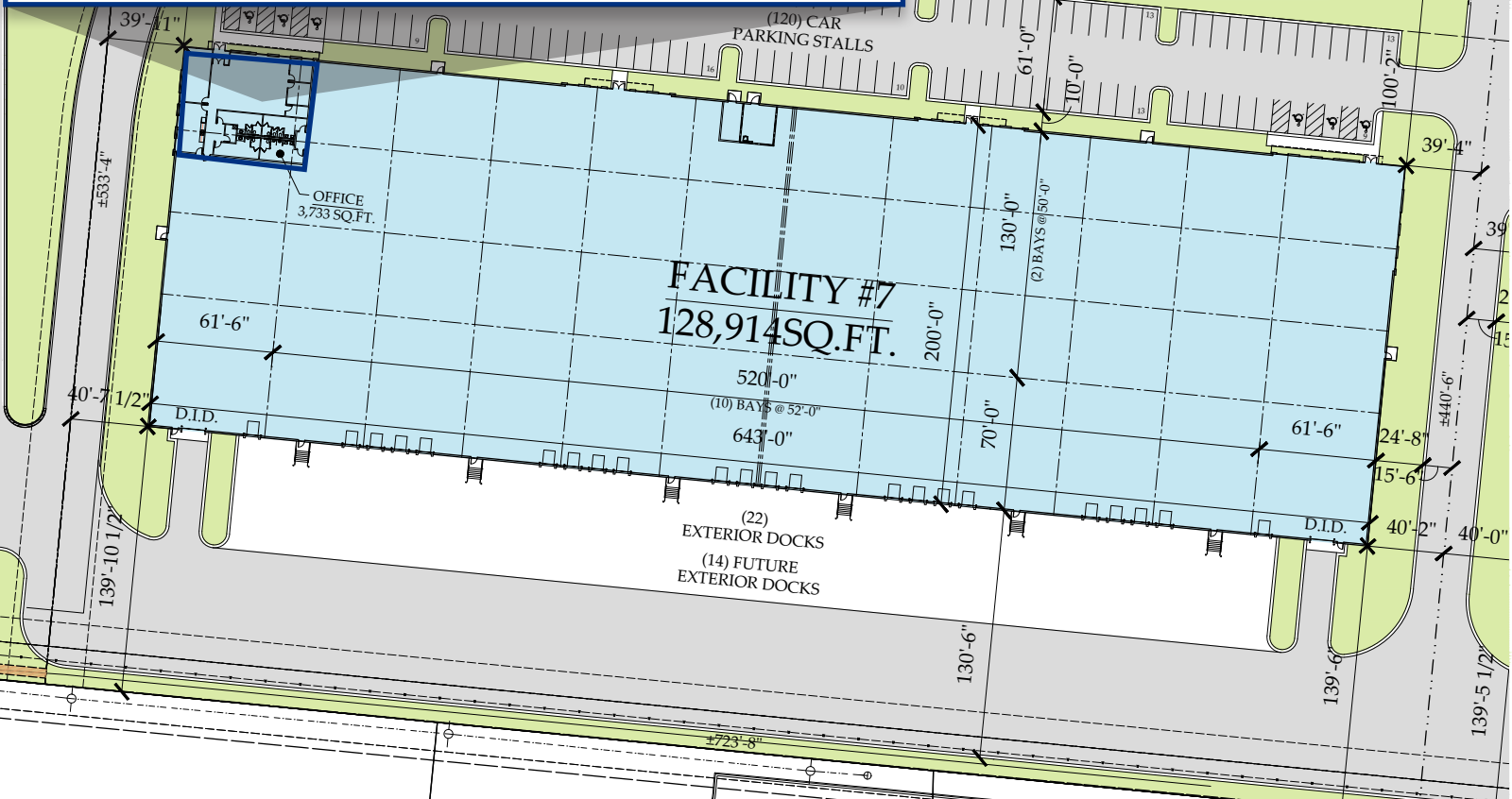
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BUILDING VII OFFICE

3,733 SF
EXPANDABLE

Spec Office Completion: September 2020



TRANSPORTATION

Where Business Finds Direction.

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

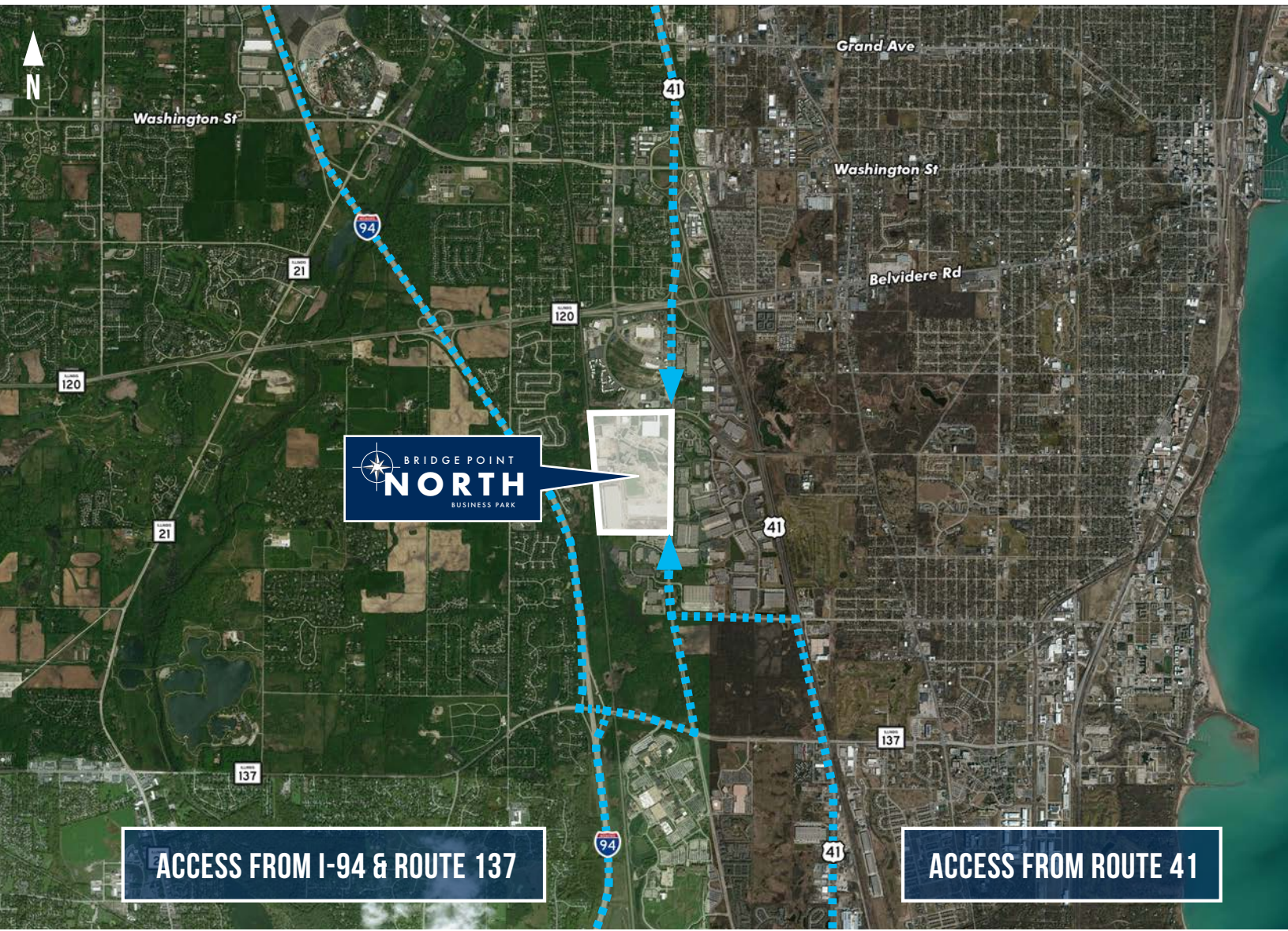
1.5 miles

TO DOWNTOWN

38 miles

TO AIRPORT

27.2 miles



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