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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CBRE

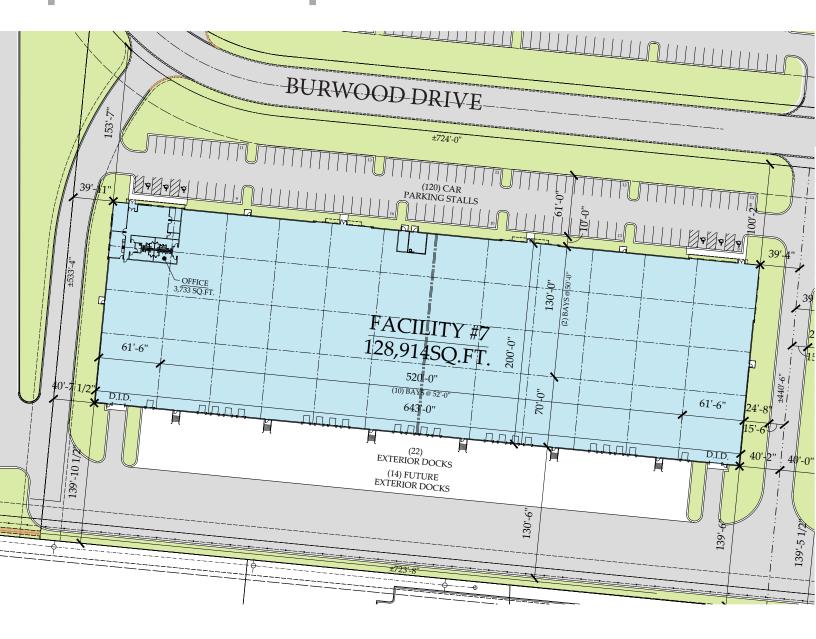
SITE PLAN



BUILDING VII 128,914 SF +/-7.44 Acres

Divisible To:
Clear Height:
Sprinkler:
Exterior Docks:
Drive-in Doors:
Car Parking:
Spec Office:

42,000 SF 32' ESFR 22 (expandable to 36) 2 120 3,733 SF (expandable)



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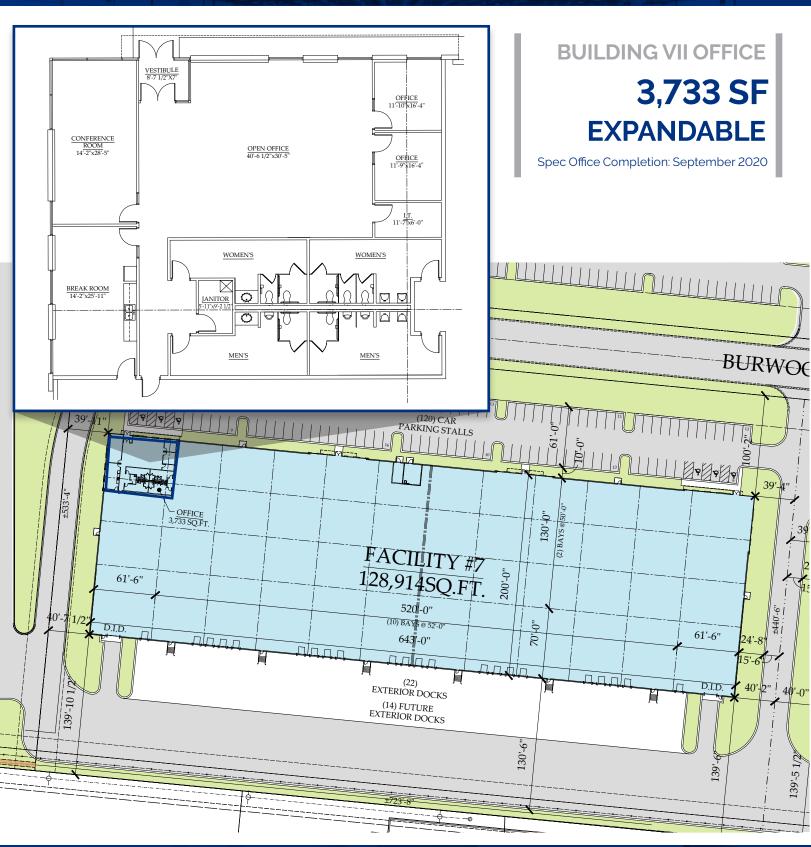
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SPEC OFFICE PLAN

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BRIDGEPOINT

BUSINESS P





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TRANSPORTATION

HIGHLIGHTS

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



Where Business Finds Direction.

TO INTERSTATE 94 6 minutes

TO DOWNTOWN

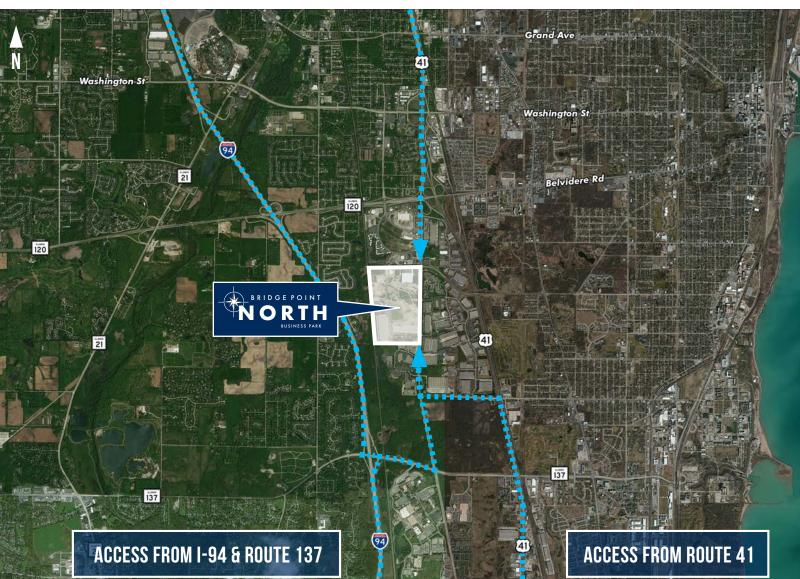
60 minutes

TO AIRPORT

30 minutes

TO INTERSTATE 94 1.5 miles **TO DOWNTOWN** 38 miles **TO AIRPORT**

27.2 miles



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