

# 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:

**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:

1550 BRIDGE DRIVE, WAUKEGAN

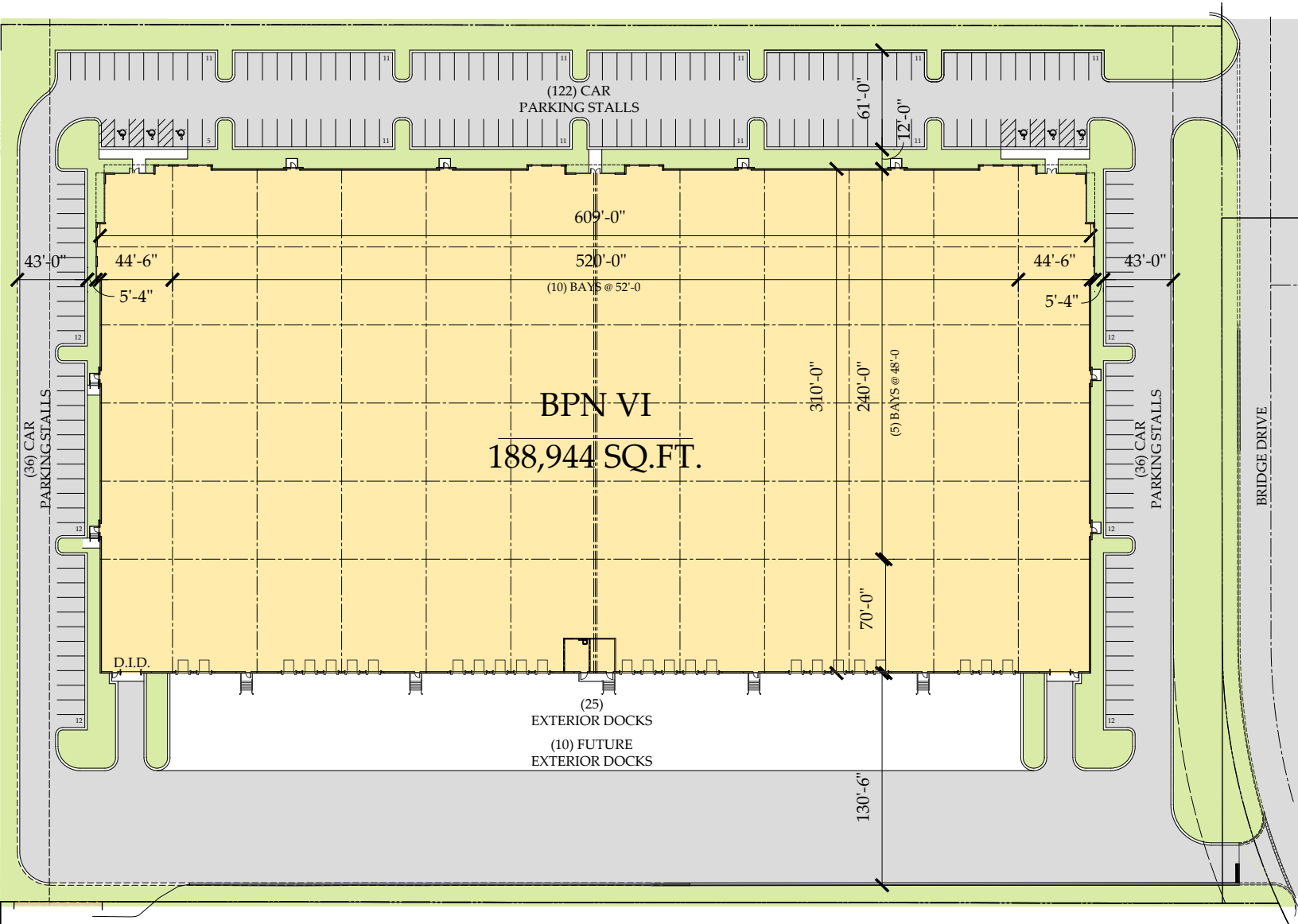
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## BUILDING VI

# 188,944 SF

# +/-9.34 Acres

Divisible To:	60,000 SF
Clear Height:	32'
Sprinkler:	ESFR
Exterior Docks:	25 (expandable to 35)
Drive-in Doors:	2
Car Parking:	194
Spec Office:	To Suit
Delivery:	Q2 2020



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# BUILDING VII:

3979 BUR WOOD DRIVE, WAUKEGAN

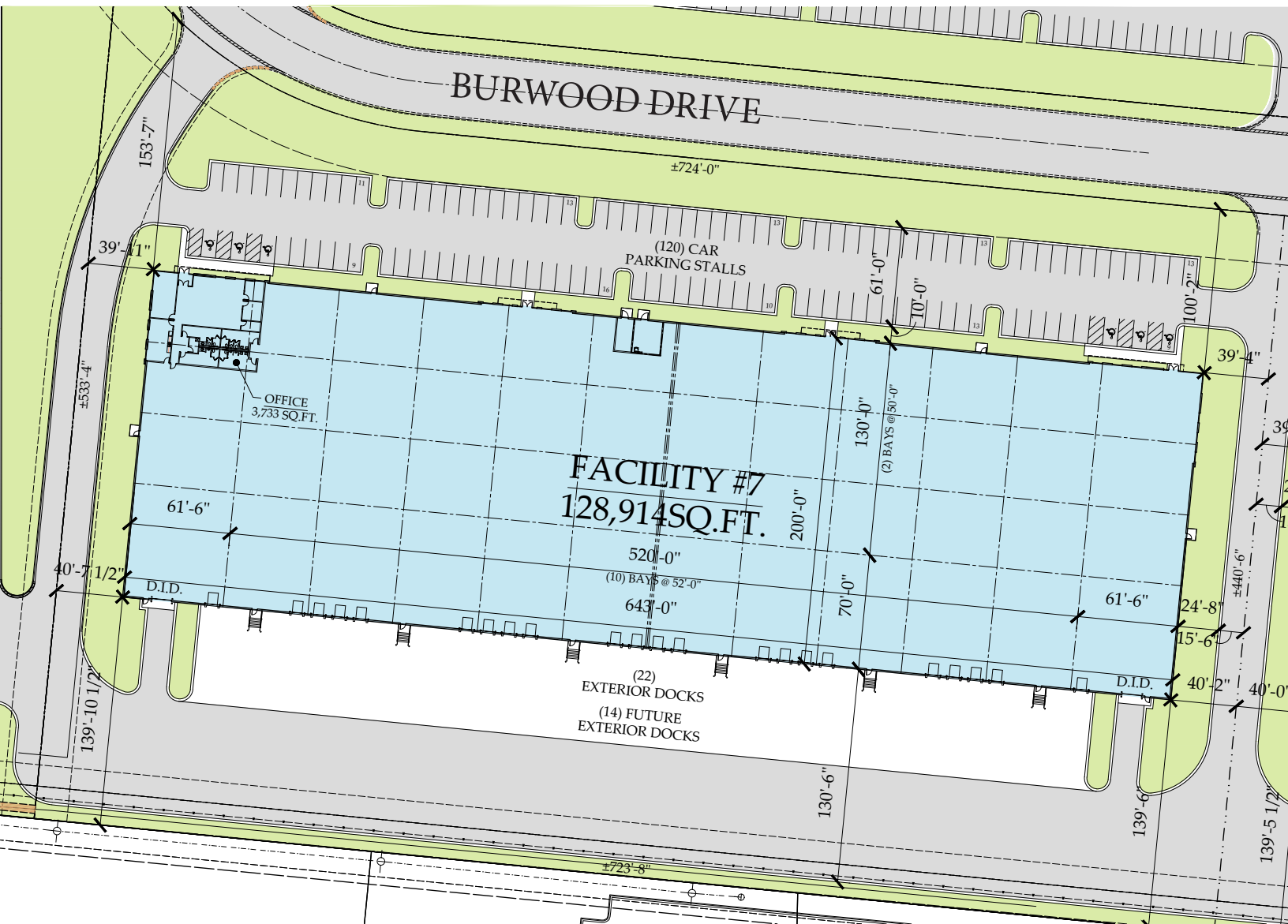
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## BUILDING VII

# 128,914 SF

# +/-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:

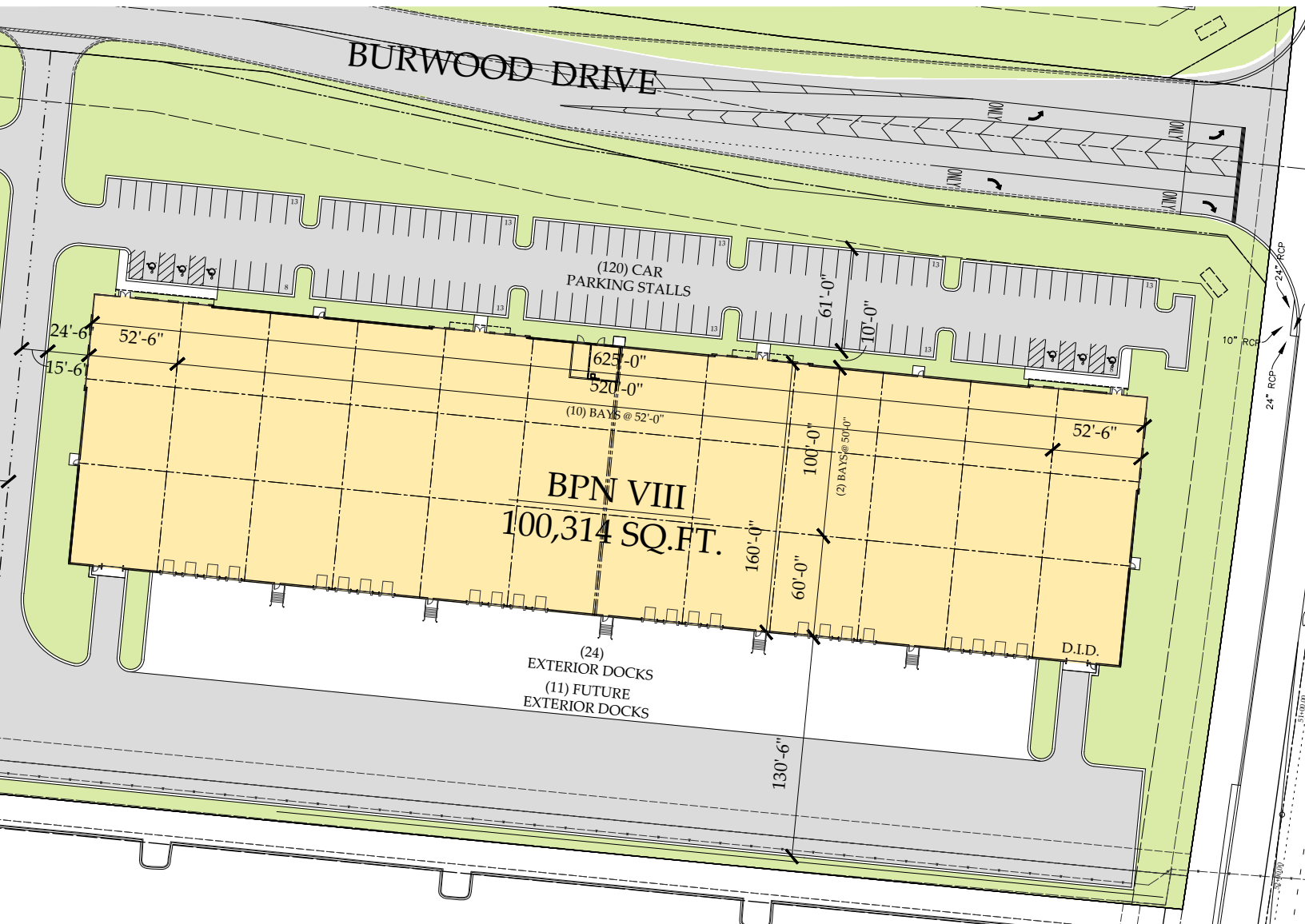
3959 BUR WOOD DRIVE, WAUKEGAN

## 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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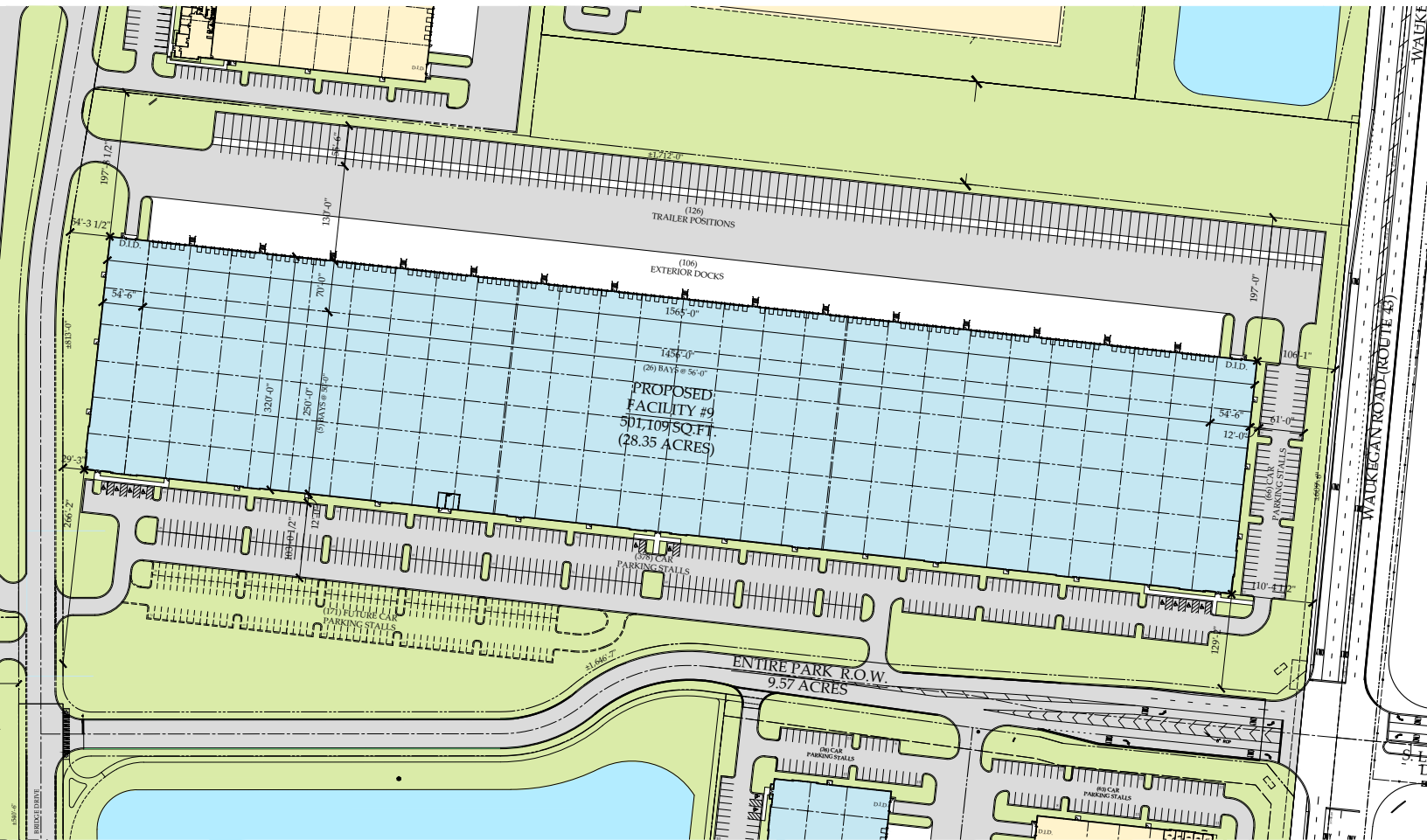
# BUILDING IX

## 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

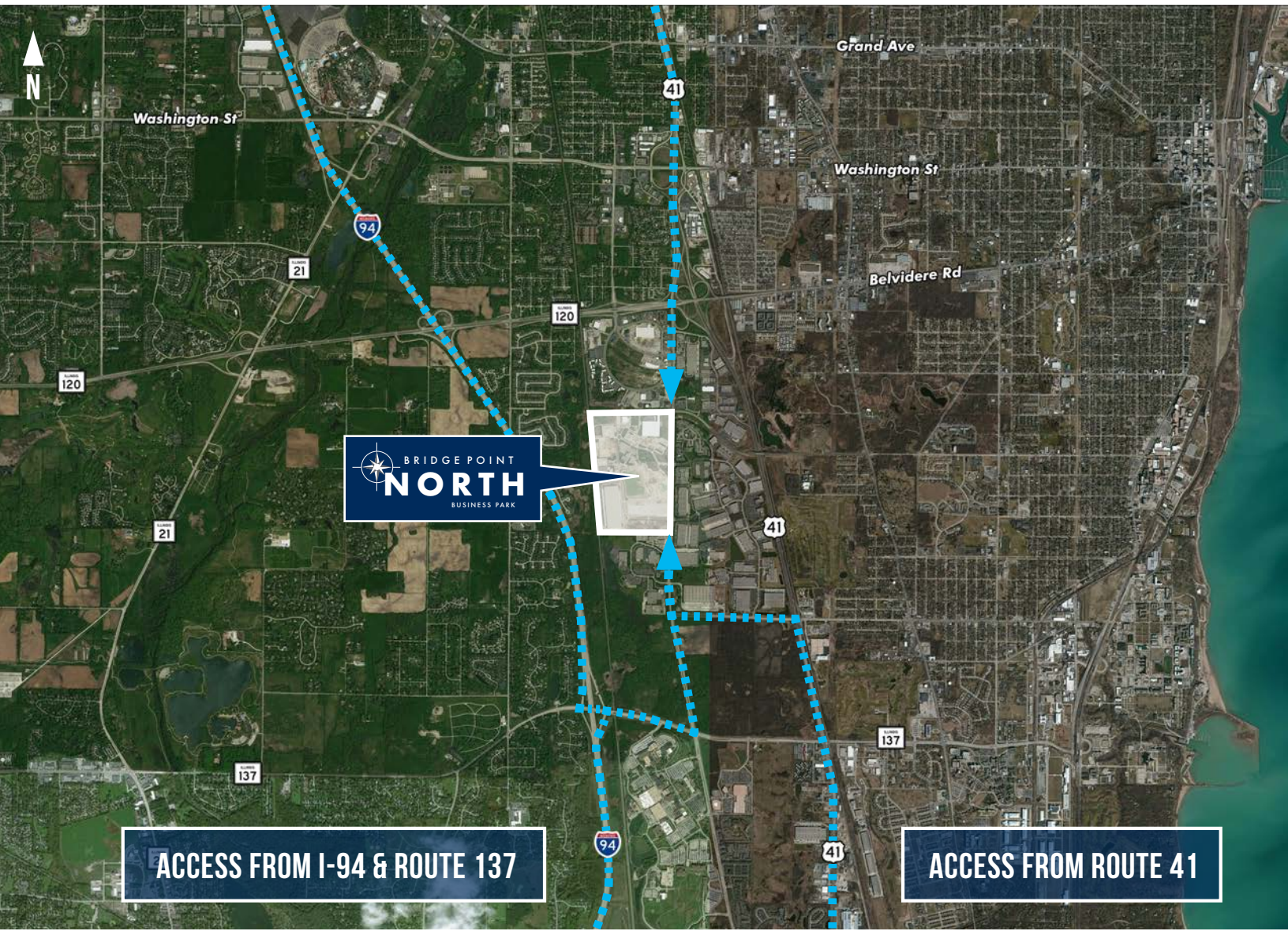
**1.5 miles**

## 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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# 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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