BRIDGE POINT FRANKLIN PARK

BRIDGE

10501-10701 FRANKLIN AVENUE | FRANKLIN PARK, IL

ALL THREE BUILDINGS OFFER IMMEDIATE OCCUPANCY

NEW INFILL DEVELOPMENT
O'HARE SUBMARKET

HIGHLIGHTS

- Ideal location on SE side of O'Hare International Airport with immediate access to South Cargo and CP Rail Yard
- Class A buildings with state-of-the-art specifications
- Building visibility along I-294
- Class 6B tax abatement in place

NUMBER OF BUILDINGS
Three (3)

AVAILABLE SPACE
199,795 SF

CLEAR HEIGHT
32'

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DARWIN REALTY
CORFAC International

SITE PLAN

BRIDGE

FACILITY #3 (10701 FRANKLIN AVE)

69,616 SF Available

Building Area: 287,417 SF
Spec Office: 4,313 SF
Clear Height: 32'
Exterior Docks: 9
Future Docks: 4
Drive-in Doors: 1
Car Parking: 42
Trailer Parking: 13

FACILITY #2 (10601 FRANKLIN AVE)

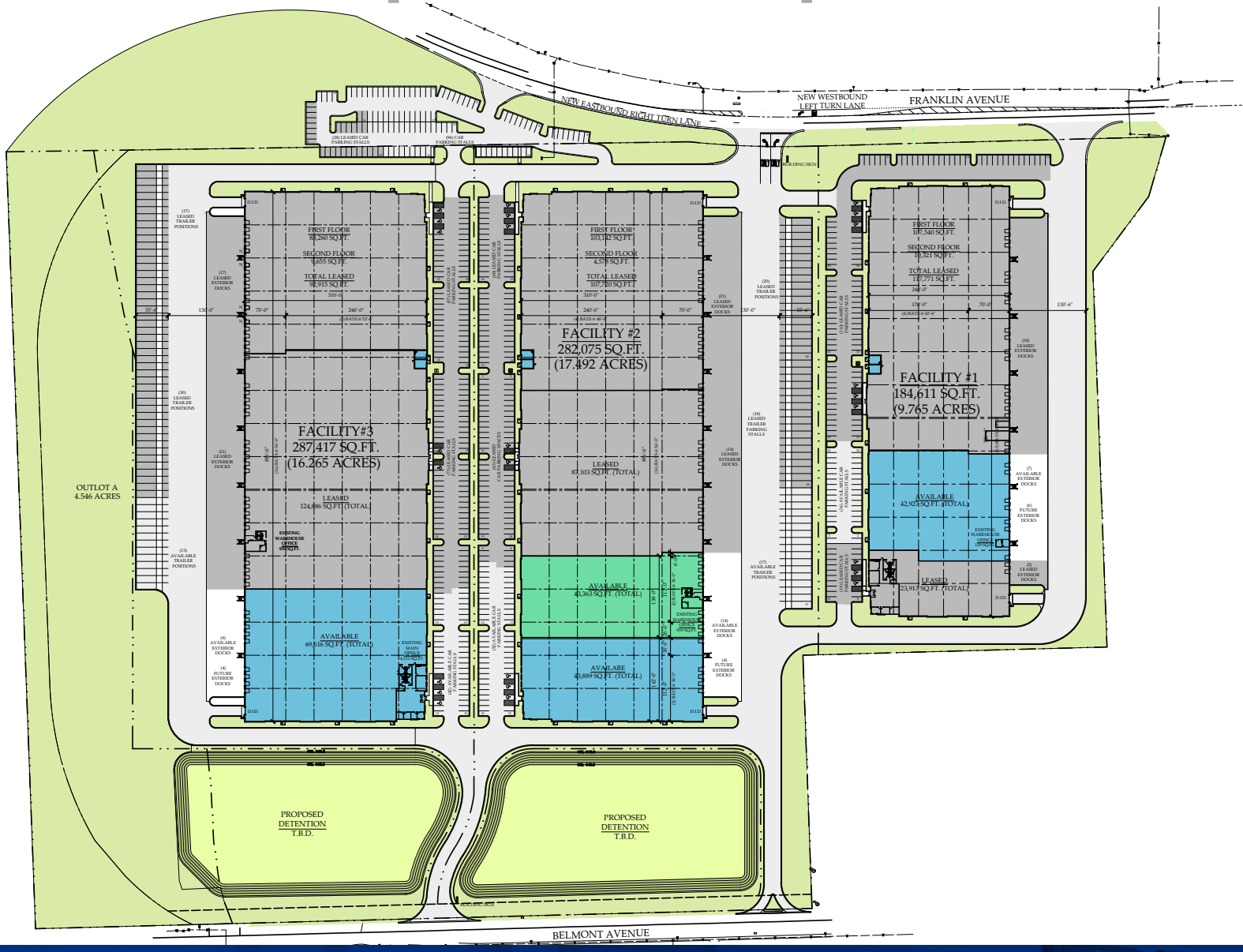
87,252 SF Available

Building Area: 282,075 SF
Spec Office: 939 SF
Clear Height: 32'
Exterior Docks: 14
Future Docks: 4
Drive-in Doors: 1
Car Parking: 52
Trailer Parking: 17

FACILITY #1 (10501 FRANKLIN AVE)

42,927 SF Available

Building Area: 184,611 SF
Spec Office: 129 SF
Clear Height: 32'
Exterior Docks: 7
Future Docks: 6
Car Parking: 34



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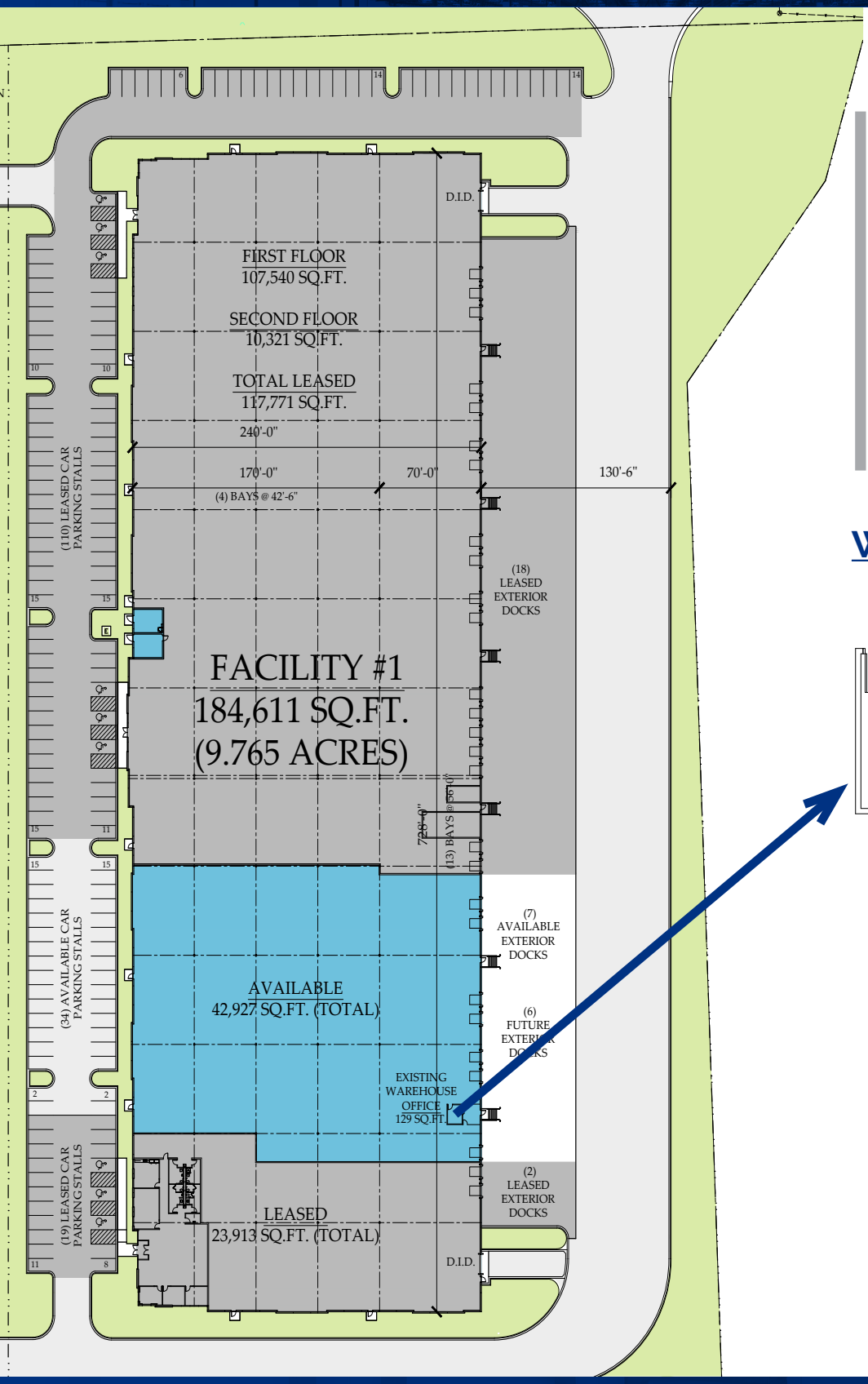
SITE PLAN
FACILITY #1

BRIDGE



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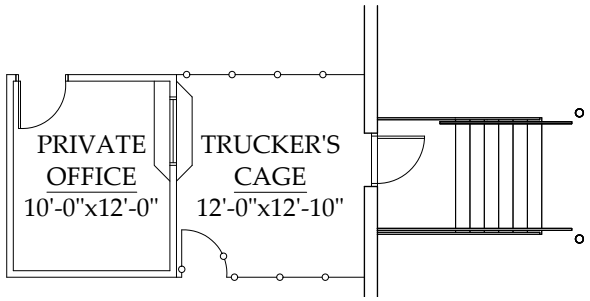
WAREHOUSE OFFICE



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OFFICE PHOTOS
FACILITY #1

BRIDGE

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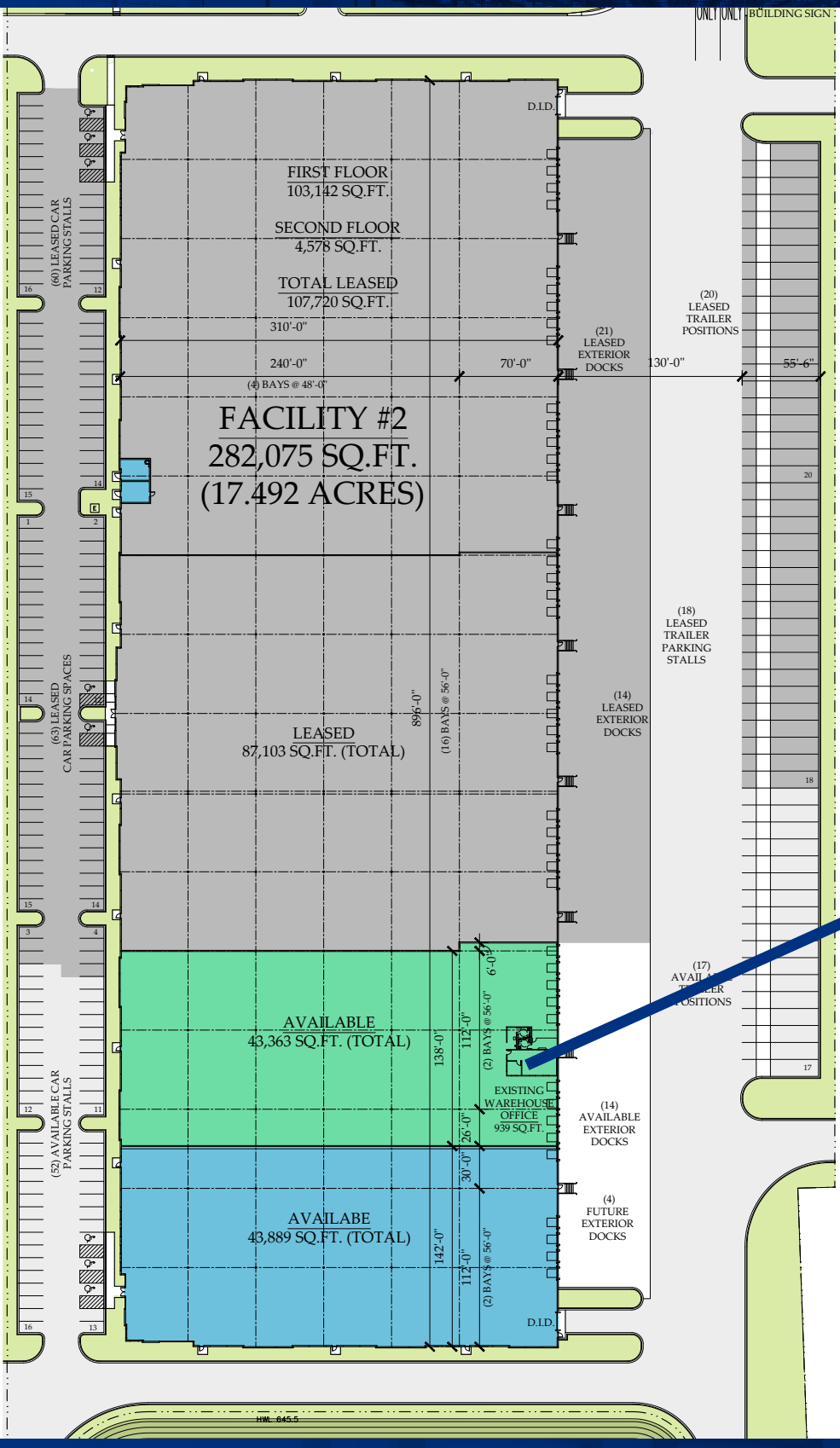
SITE PLAN
FACILITY #2

BRIDGE



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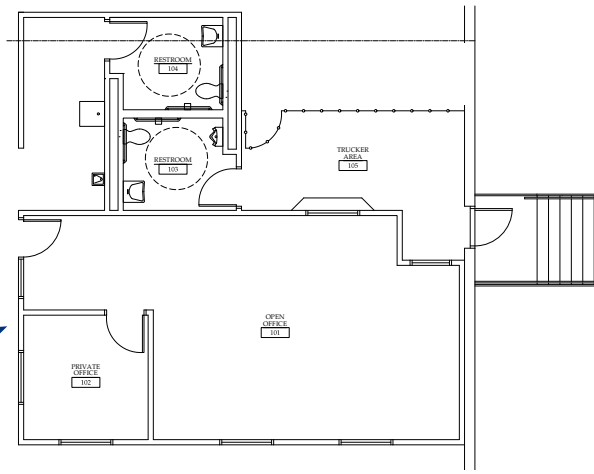

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OFFICE PHOTOS
FACILITY #2

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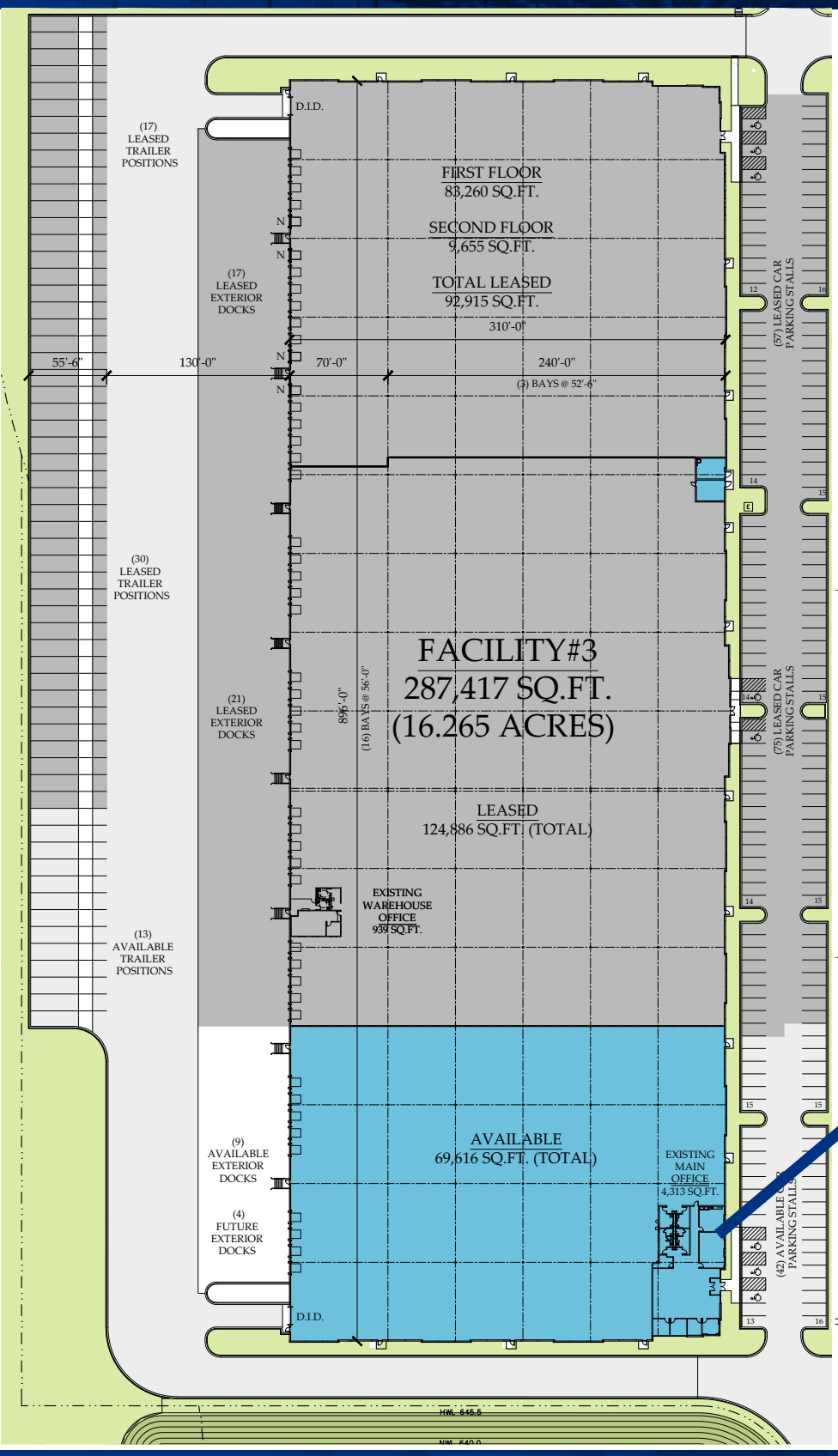
CORFAC International

SITE PLAN
FACILITY #3

BRIDGE



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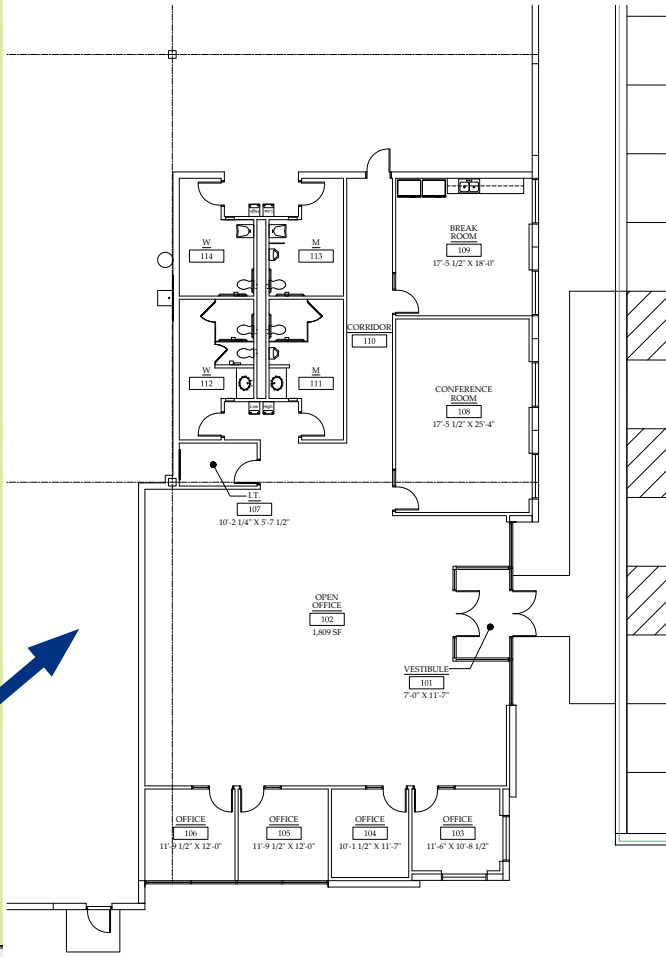

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OFFICE PHOTOS
FACILITY #3

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ACCESS TO / FROM SITE

BRIDGE

HIGHLIGHTS

- Future access to/from I-294 via new full interchange at Franklin Ave and County Line Rd
- New full interchange will provide direct access to I-294, I-290, I-390, and I-90
- Enhancing southern access to O'Hare via a new, four-lane Taft Ave Connector between Irving Park Rd and Franklin Ave with a new crossing over the Bensenville Rail Yard

TO FULL INTERCHANGE AT I-294 AND FRANKLIN AVE

1 mile

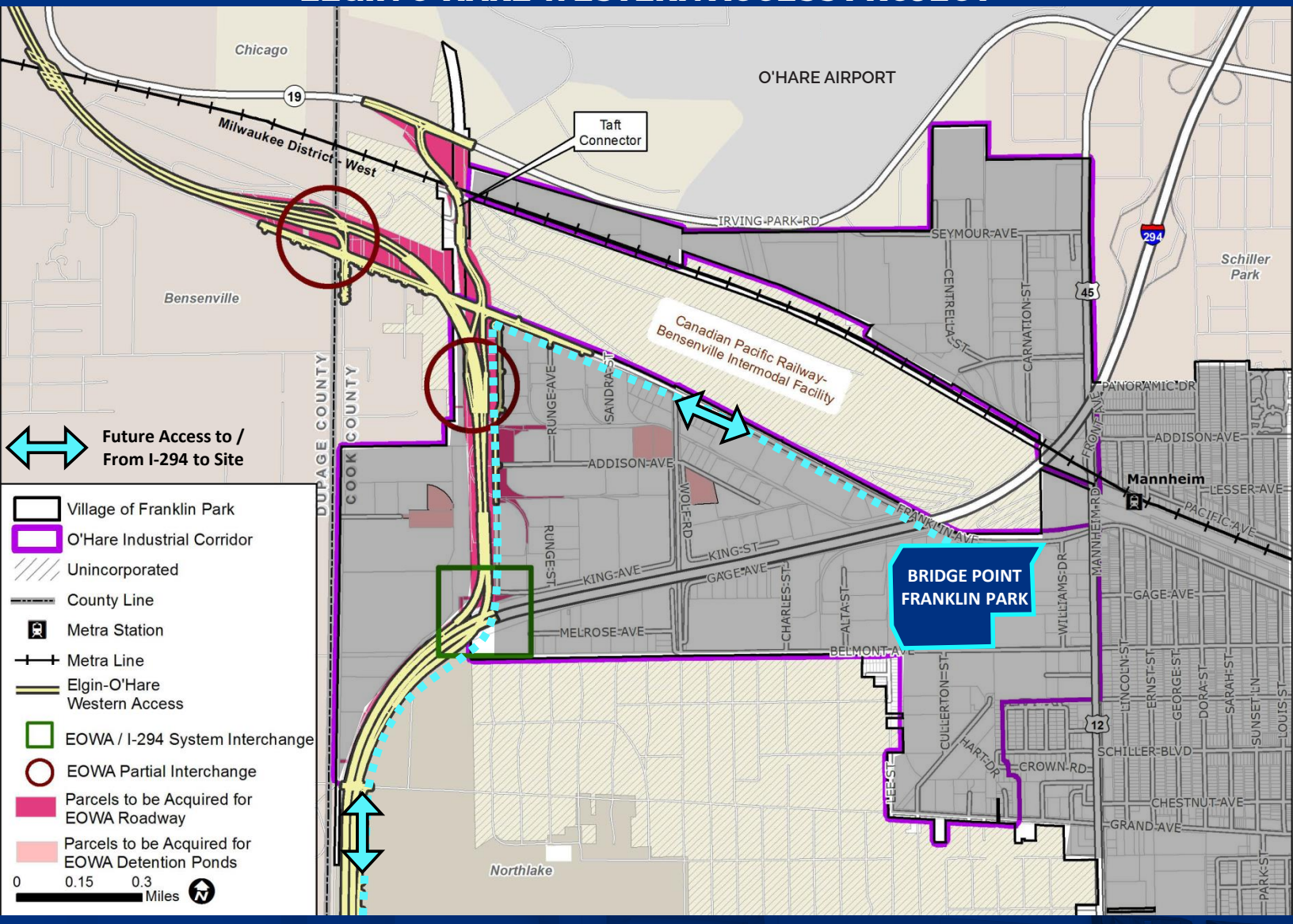
TO IRVING PARK RD INTERCHANGE AT I-294

1.3 miles

TO O'HARE SOUTH CARGO ENTRANCE

1.5 miles

ELGIN O'HARE WESTERN ACCESS PROJECT



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ABOUT BRIDGE

BRIDGE

49 MILLION+ SF WORLDWIDE

BRIDGE is a privately-owned firm that focuses on the ACQUISITION and DEVELOPMENT of CLASS A INDUSTRIAL REAL ESTATE in the supply constrained CORE industrial markets of Chicago, Miami, New Jersey/New York, Los Angeles/ San Francisco, Seattle, and London.

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	
Industrial Project of the Year, SFBJ	2020, 2018
Industrial Speculative Development of the Year, NAIOP Chicago	2020, 2019. 2018, 2017
Deal of the Year, NAIOP New Jersey	2020, 2018
Most Significant Industrial Transaction of the Year, IREJ	2019
Developer of the Year, NAIOP South Florida	2019, 2018, 2016
Developer of the Year, NAIOP Chicago	2019, 2015
Community Appearance Award, City of Fort Lauderdale	2019, 2018
Developer of the Year, Chicago Commercial Real Estate Awards	2018, 2015, 2011
Project of the Year, NAIOP South Florida	2017
Industrial Redevelopment of the Year, NAIOP Chicago	2015, 2014

NAIOP
COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION

GREATER CHICAGO FOOD DEPOSITORY

CITY OF FORT LAUDERDALE

2018 SFBJ STRUCTURES AWARDS

HEADQUARTERS
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