

BRIDGE POINT SCHILLER PARK

9555 Irving Park Rd | Schiller Park, IL

BUILDING 3

INFILL BRIDGE



NEW INFILL DEVELOPMENT IN PRIME O'HARE SUBMARKET

HIGHLIGHTS

- State-of-the-art, Class A industrial design
- Professionally developed and managed facility
- Remarkable access to Chicagoland and beyond
- Minutes from O'Hare International Airport
- Well-established industrial setting
- Large surrounding workforce offering skilled labor

AVAILABLE SPACE

62,174 SF

CLEAR HEIGHT

32'

CAR PARKING SPACES

74

DELIVERY DATE

Q4 2021

STEVE STONE, SIOR

Director
steve.stone@cushwake.com
847-720-1364

ERIC FISCHER

Managing Director
eric.fischer@cushwake.com
847-720-1369

DAVID FRIEDLAND

Executive Director
david.friedland@cushwake.com
847-720-1370



SITE PLAN



BUILDING 3

62,174 SF

Clear Height: 32'
Exterior Docks: 5 (expandable to 10)
Drive-in Doors: 1
Car Parking: 74
Truck Court: 125'



9555 Irving Park Rd | Schiller Park, IL

This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



PROXIMITY MAP



TO O'HARE AIRPORT

3 miles
8 minutes

TO INTERSTATE 294

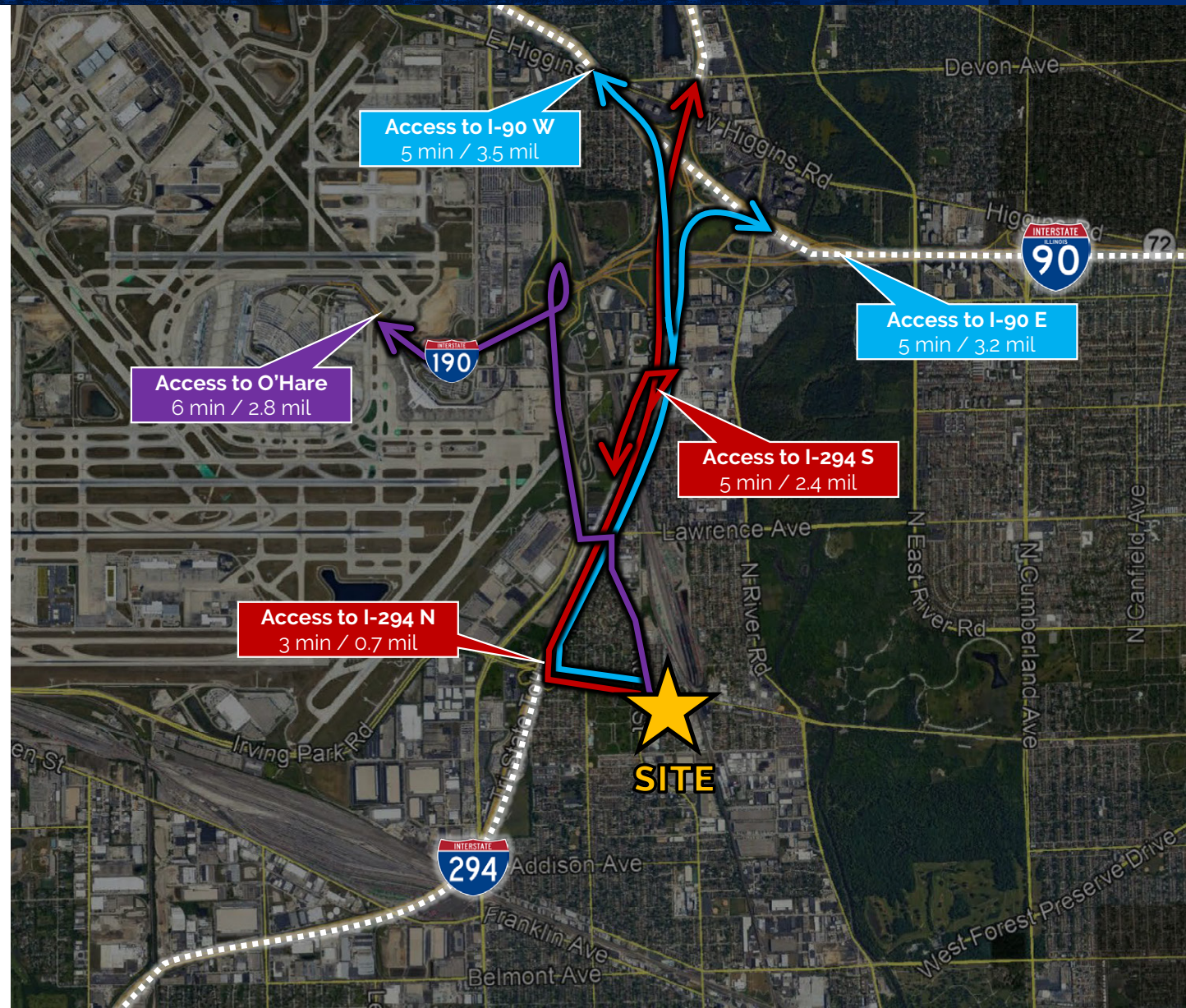
0.5 miles
2 minutes

TO INTERSTATE 90

3.5 miles
6 minutes

HIGHLIGHTS

- Ideal location for light manufacturing, ecommerce, 3PL, food & beverage and service-related users
- Situated within prime O'Hare industrial submarket with immediate airport and interstate access
- Potential for Class 6B tax savings



9555 Irving Park Rd | Schiller Park, IL

This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



60-MINUTE DRIVE MAP



TO DOWNTOWN CHICAGO

17.5 miles
30 minutes

TO WISCONSIN-ILLINOIS BORDER

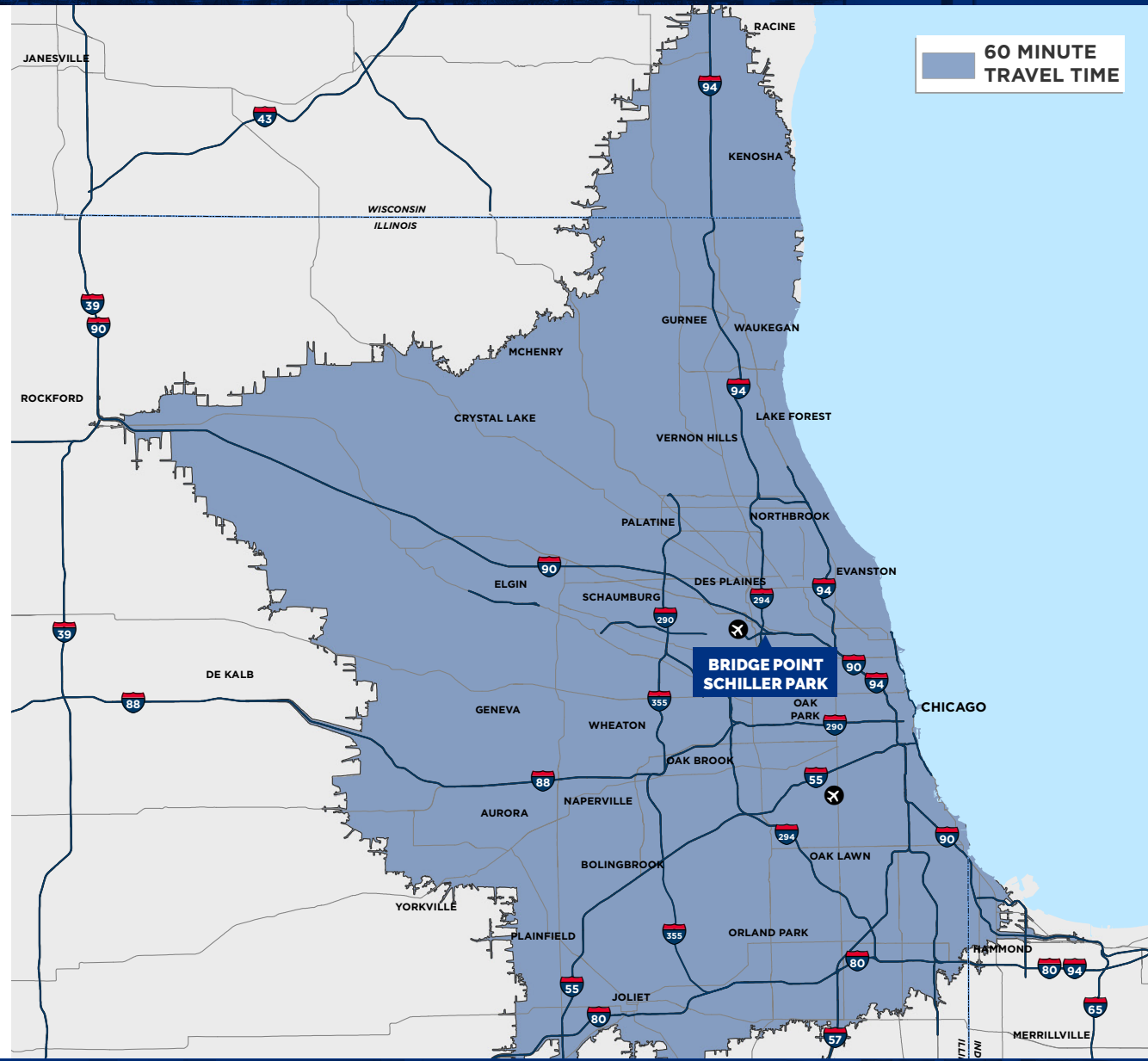
40 miles
35 minutes

TO INDIANA-ILLINOIS BORDER

45 miles
45 minutes

HIGHLIGHTS

- Central location offering 1-hour drive time access to the entire greater Chicagoland market and beyond
- Positioned at the crossroads of Illinois' interstate system with multidirectional interchanges within minutes



9555 Irving Park Rd | Schiller Park, IL

This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



RENDERING

BRIDGE



9555 Irving Park Rd | Schiller Park, IL

This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

 **CUSHMAN &
WAKEFIELD**

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

HEADQUARTERS

9525 W. Bryn Mawr Ave., Rosemont, IL 60018 | 312 683 7230

www.bridgedev.com