

BRIDGE POINT DOWNERS GROVE III BRIDGE

5300 Belmont Rd | Downers Grove, IL



PRIME INDUSTRIAL DEVELOPMENT AT THE INTERSECTION OF I-355 & I-88

HIGHLIGHTS

- State-of-the-art industrial design
- Professionally developed and managed facility
- Remarkable access to Chicagoland and beyond
- Immediate access to I-355, I-88, and a Metra train station
- Surrounded by premier amenities
- Above standard car parking ratio (1.08 / 1,000 SF)

AVAILABLE SPACE

126,445 SF

CLEAR HEIGHT

32'

CAR PARKING

137 Spaces

SITE AREA

9.23 Acres

DELIVERY DATE

Q4 2021

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**CUSHMAN &
WAKEFIELD**

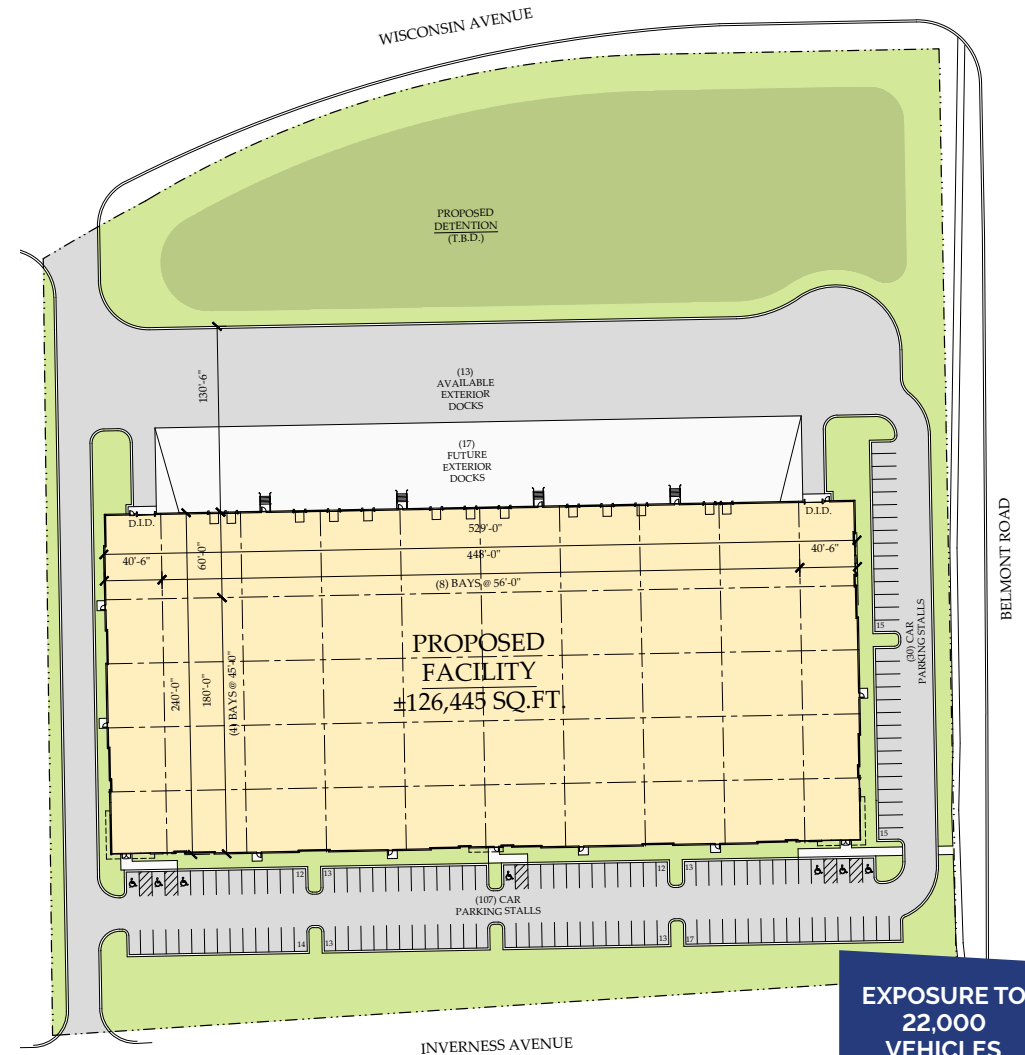
SITE PLAN



BUILDING SIZE

126,445 SF

Divisible to: ±40,000 SF
Clear Height: 32'
Exterior Docks: 13 (expandable to 30)
Drive-in Doors: 2
Car Parking: 137
Truck Court: 130'6"
Office: To Suit



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PROXIMITY MAP

BRIDGE

TO INTERSTATE 355

1.2 miles
3 minutes

TO INTERSTATE 88

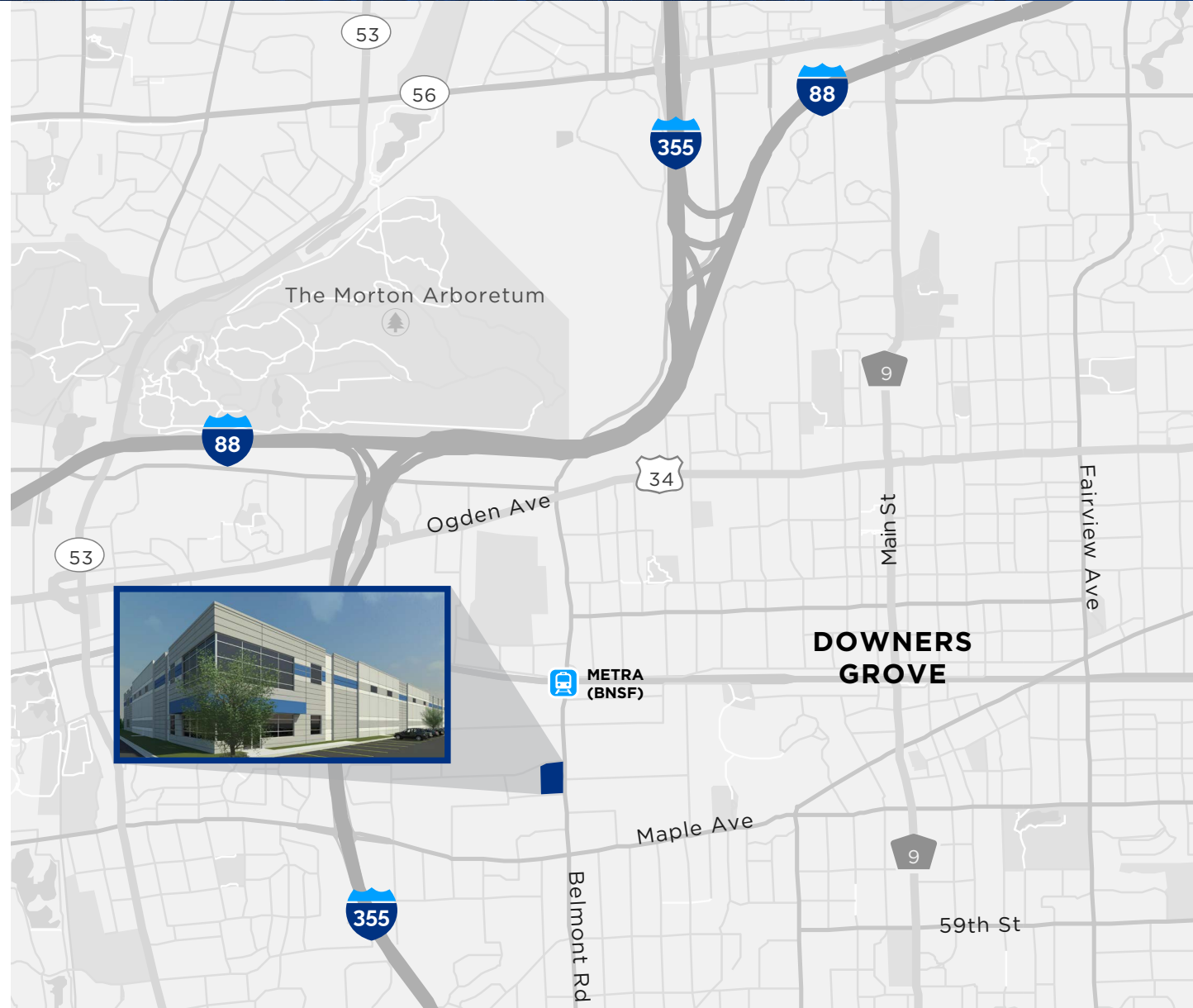
3 miles
5 minutes

TO DOWNTOWN CHICAGO

27 miles
40 minutes

HIGHLIGHTS

- Site access from Maple Ave and Ogden Ave full interchanges
- Within walking distance of Metra's BNSF Belmont Train Station
- Ideal location for distribution, manufacturing, food and service users
- 1.4 million qualified employees within a 30-minute drive



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WAKEFIELD**

LOCAL AMENITIES



TO OAKBROOK CENTER

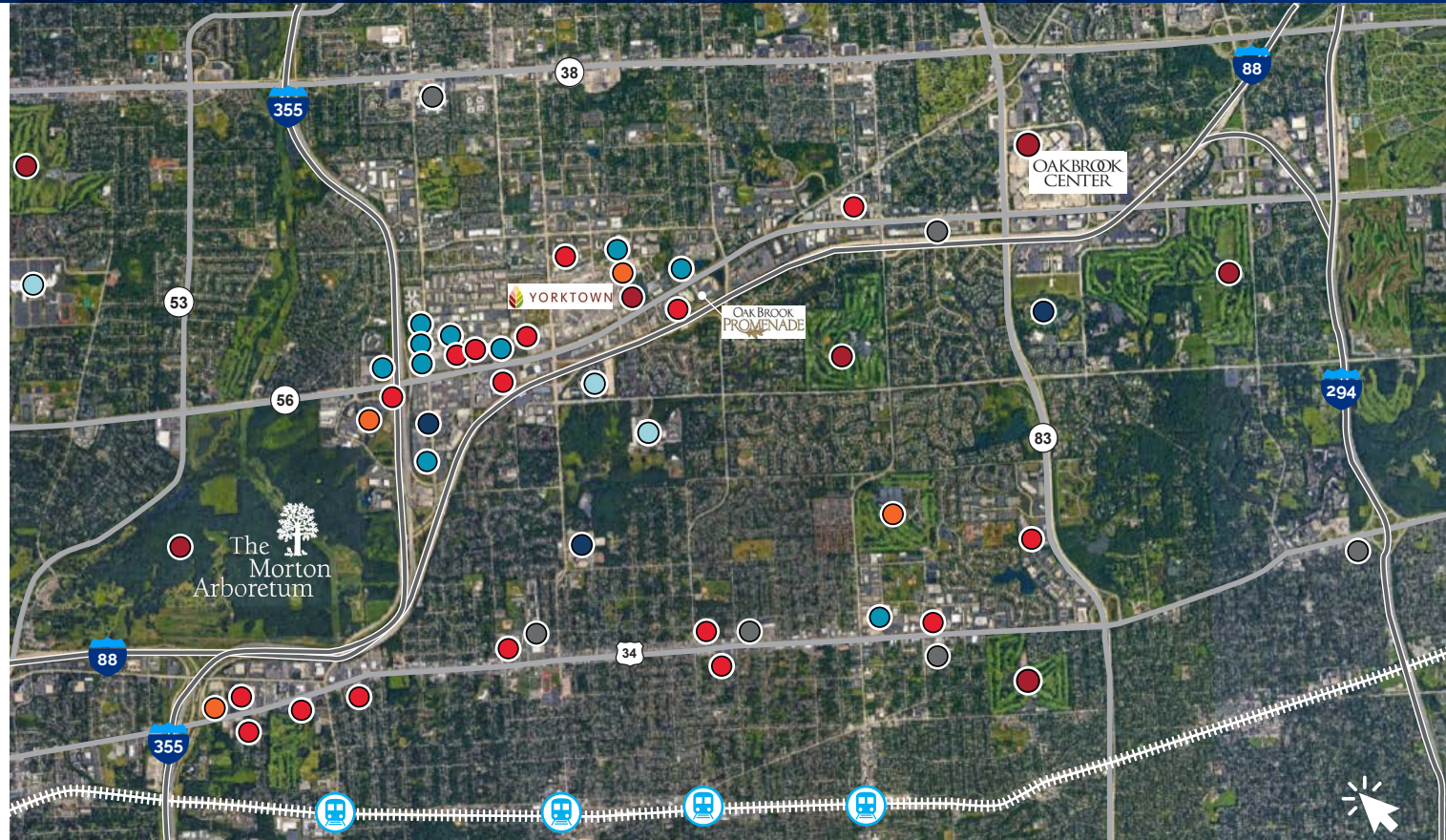
9 miles
17 minutes

TO OAK BROOK PROMENADE

5 miles
10 minutes

TO YORKTOWN

4.8 miles
10 minutes



AMENITIES KEY

- | | |
|---|--|
|  Education |  Health & fitness |
|  Hotels |  Entertainment |
|  Restaurants |  Grocery |
|  Shopping | |

OAKBROOK
CENTER

160 Stores and Services
2+ MSF of Retail

OAK BROOK
PROMENADE

36 Stores and Services
183,000 SF of Retail

 YORKTOWN

189 Stores and Services
1.5 MSF of Retail

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RENDERING

 **BRIDGE**

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 **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

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