

# BRIDGE POINT DES PLAINES

555 Howard Avenue | Des Plaines, IL

 **DARWIN**  
REALTY



**BUILD-TO-SUIT OPPORTUNITY AVAILABLE**

## NEW INFILL DEVELOPMENT O'HARE SUBMARKET

### HIGHLIGHTS

- Ideal location on the North side of O'Hare International Airport with access to the North Cargo terminal in under 10 minutes and I-294 in under 5 minutes
- Class A building with state-of-the-art specifications
- 227,245 SF or 184,240 SF speculative industrial building planned
- Developer willing to discuss Build-to-Suit inquires or the speculative best-in-class building is available for lease
- Class 6B tax abatement available to place upon stabilization

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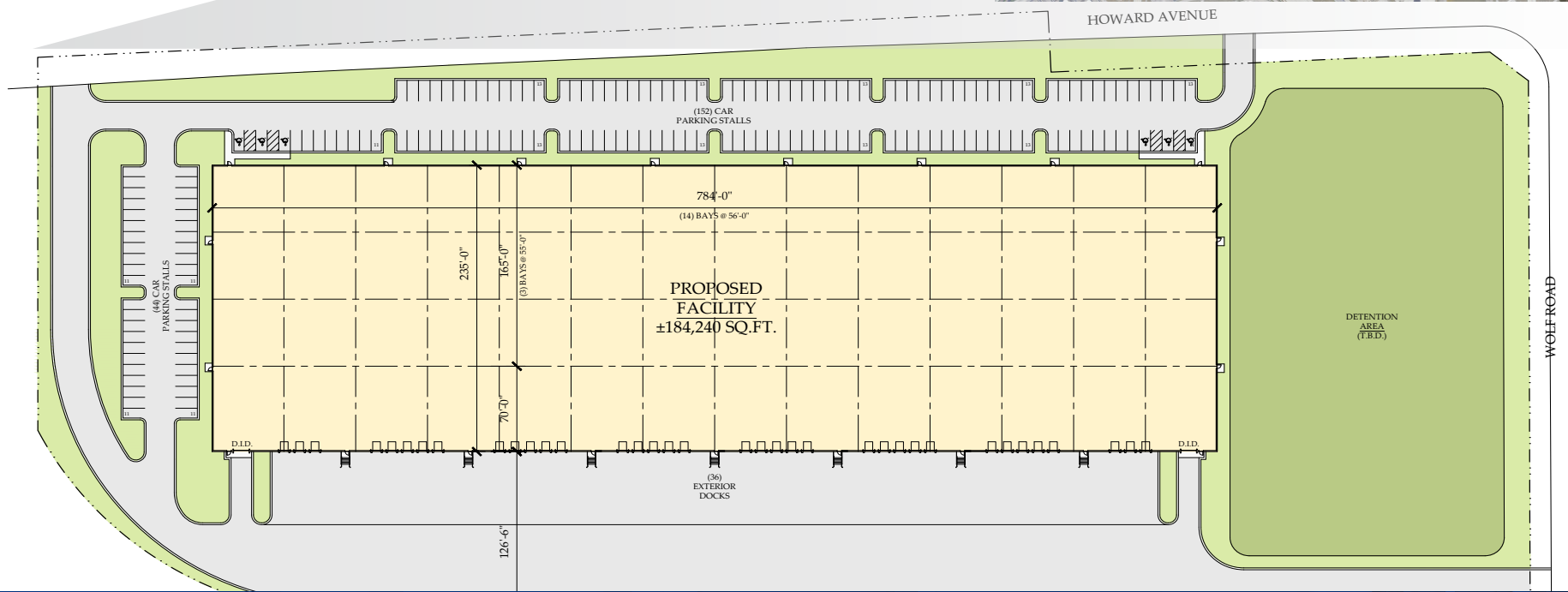
# SITE PLAN #1

**BRIDGE**

BASELINE

## 184,240 SF

Site Area: 12.35 Acres  
Clear Height: 36'-40' Flexibility  
Exterior Docks: 36  
Drive-in Doors: 2  
Car Parking: 264  
Spec Office: To Suit



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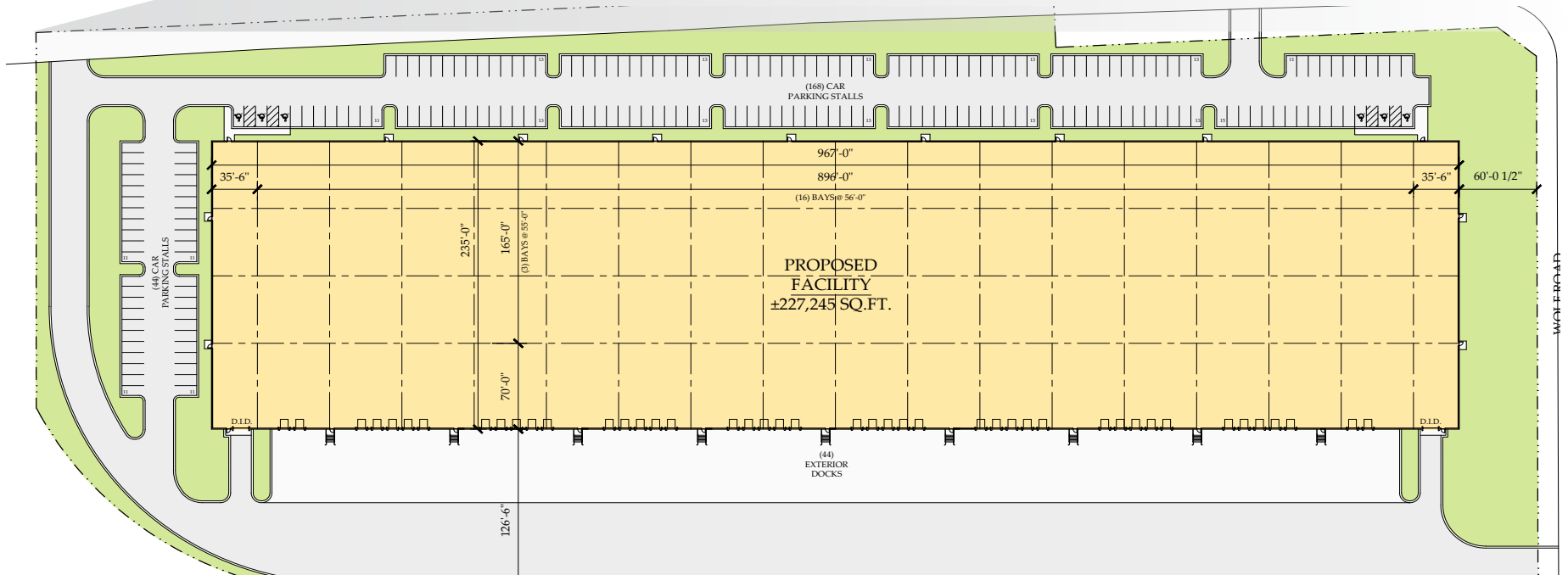
# SITE PLAN #2

**BRIDGE**

UNDERGROUND  
DETENTION ALTERNATE

**227,245 SF**

Site Area: 12.35 Acres  
Clear Height: 36'-40' Flexibility  
Exterior Docks: 44  
Drive-in Doors: 2  
Car Parking: 212  
Spec Office: To Suit



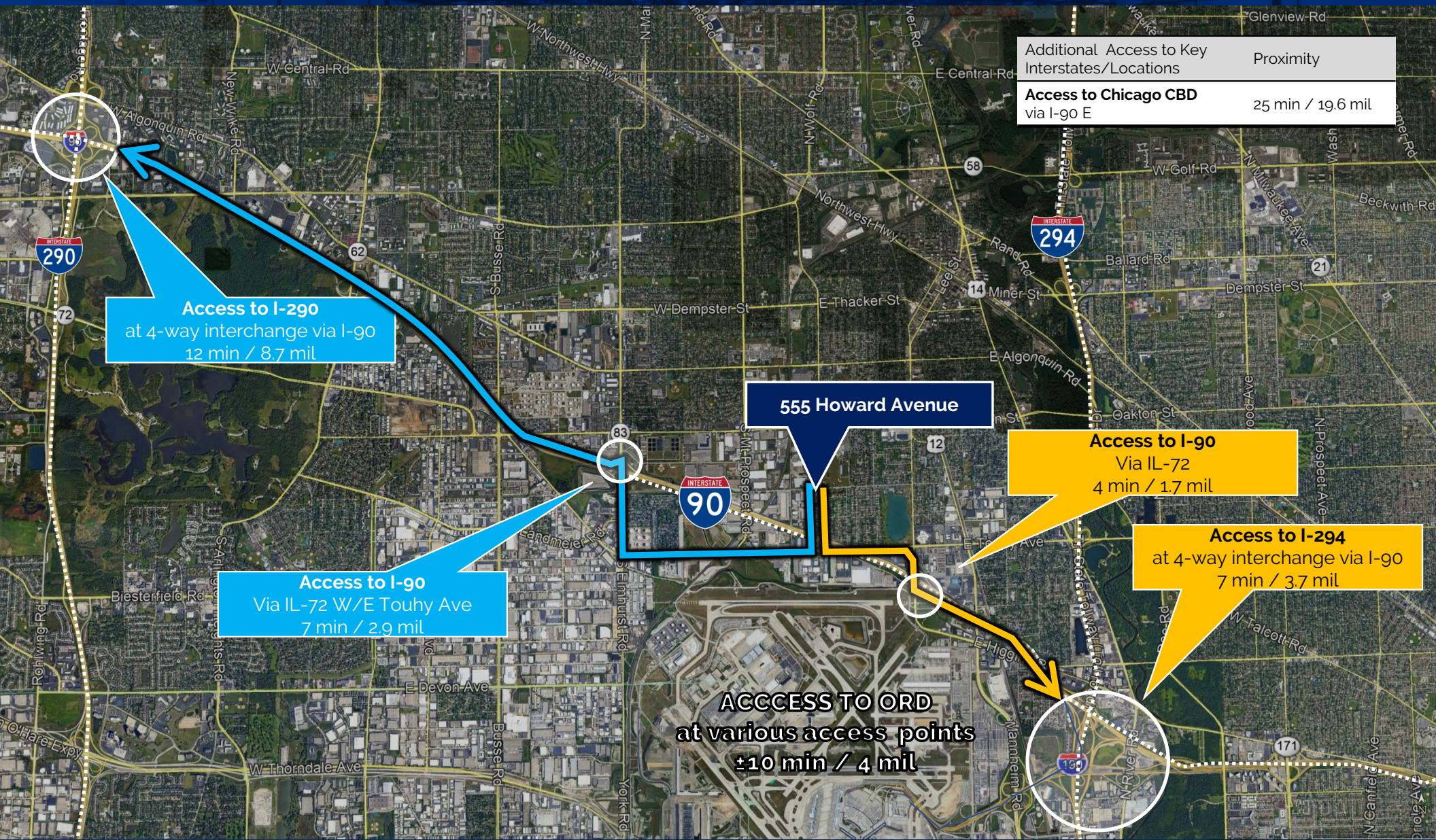
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# ACCESS MAP



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## 50 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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[www.bridgeindustrial.com](http://www.bridgeindustrial.com)