

BRIDGE POINT ELK GROVE II INFILL BRIDGE

81 NW Point Blvd. | Elk Grove Village, IL



NEW INFILL DEVELOPMENT COOK COUNTY SUBMARKET

HIGHLIGHTS

- Located within the O'Hare submarket with access to O'Hare International Airport, the Chicago highway system, and excellent labor pool
- Convenient proximity to 4-way interchange of Arlington Heights Rd and I-90
- Ideal for manufacturing/distribution/assembly
- Located in a park-like setting
- Brand new Cook County Class 6B tax incentive

AVAILABLE SPACE

60,834 SF

LAND SIZE

6.78 Acres

DELIVERY DATE

Q2 2023

MATTHEW STAUBER, SIOR

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BUILDING 2

60,834 SF

Clear Height: 32'

Exterior Docks: 6

Drive-in Doors: 1

Car Parking: 46

Spec Office: To Suit



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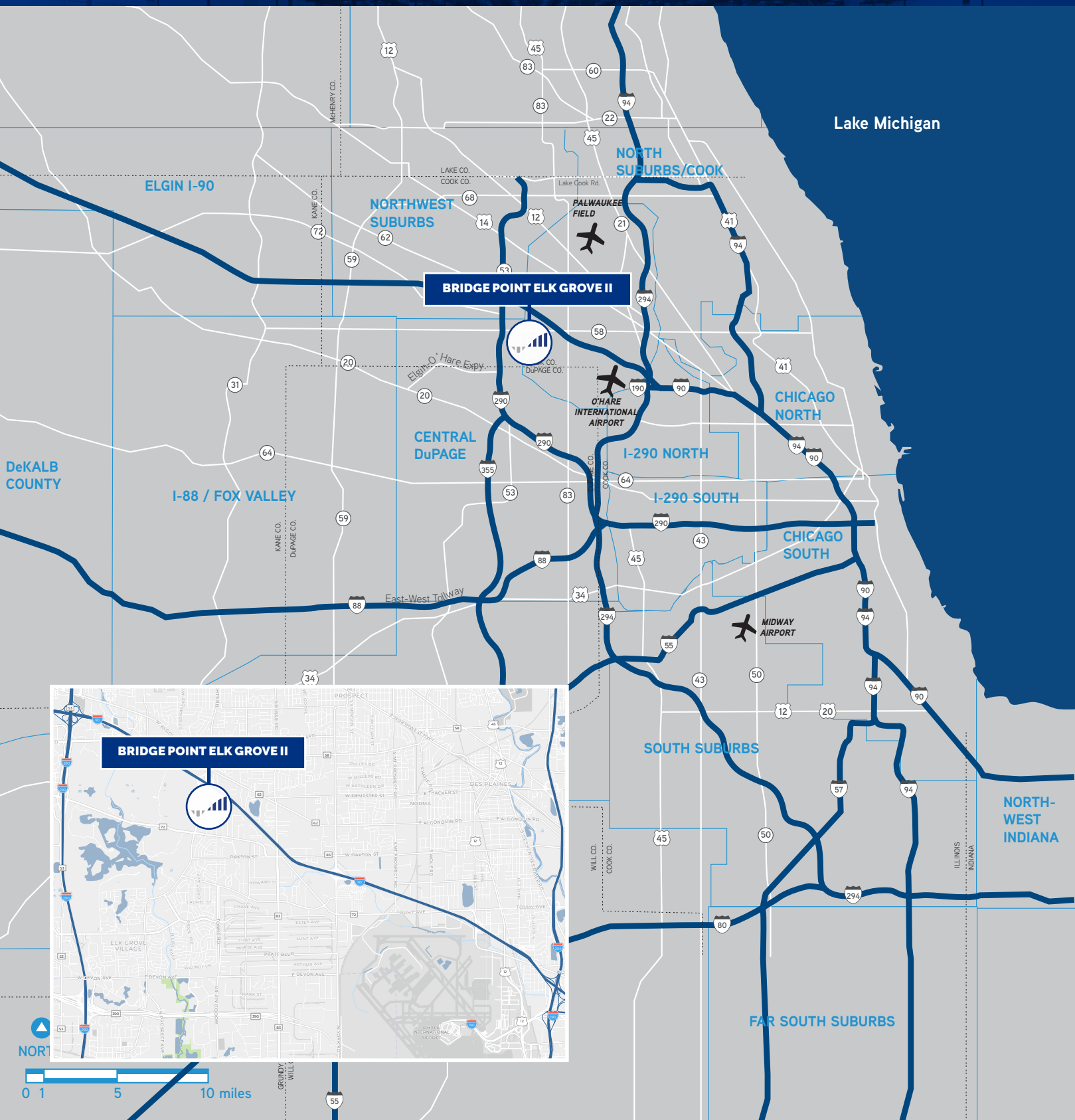
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LOCATION

BRIDGE



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HIGHLIGHTS

- Close to I-90 and O'Hare Airport
- Close proximity to area amenities
- Strong labor pool
- Excellent access to Chicago's highway system

TO INTERSTATE I-90

1.7 miles

TO O'HARE AIRPORT

8.9 miles

TO DOWNTOWN CHICAGO

24.3 miles

TO INTERSTATE I-90

5 minutes

TO O'HARE AIRPORT

10 minutes

TO DOWNTOWN CHICAGO

39 minutes



I-90 EXPRESSWAY
DISTANCE - 1 MILE (2 MINUTES)

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67 MILLION+ SF WORLDWIDE

BRIDGE is a vertically integrated real estate operating company and investment manager focused on the **ACQUISITION** and **DEVELOPMENT** of **CLASS A INDUSTRIAL PROPERTIES** in supply-constrained **CORE** markets in the U.S. and the U.K.

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

Developer of the Year, NAIOP Chicago	2021, 2019, 2015
Industrial Speculative Development of the Year, NAIOP Chicago	2021, 2020, 2019, 2018, 2017
New Good Neighbor, NJ Business & Industry Association	2021
Industrial Project of the Year - Multi-Tenant, IREJ	2021
Industrial Project of the Year, SFBJ	2020, 2018
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
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



CITY OF FORT LAUDERDALE



HEADQUARTERS

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