

BRIDGE POINT ELK GROVE I INFILL BRIDGE

75 NW Point Blvd. | Elk Grove Village, IL

AVAILABLE IMMEDIATELY
WILL KICK OFF LEASING
With 30,000 SF Tenant



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 the 4-way interchange at 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

147,075 SF

DIVISIBLE TO

30,000 SF

CLEAR HEIGHT

36'

MATTHEW STAUBER, SIOR

Vice Chair

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847-698-8236

THOMAS RODENO

Vice Chair

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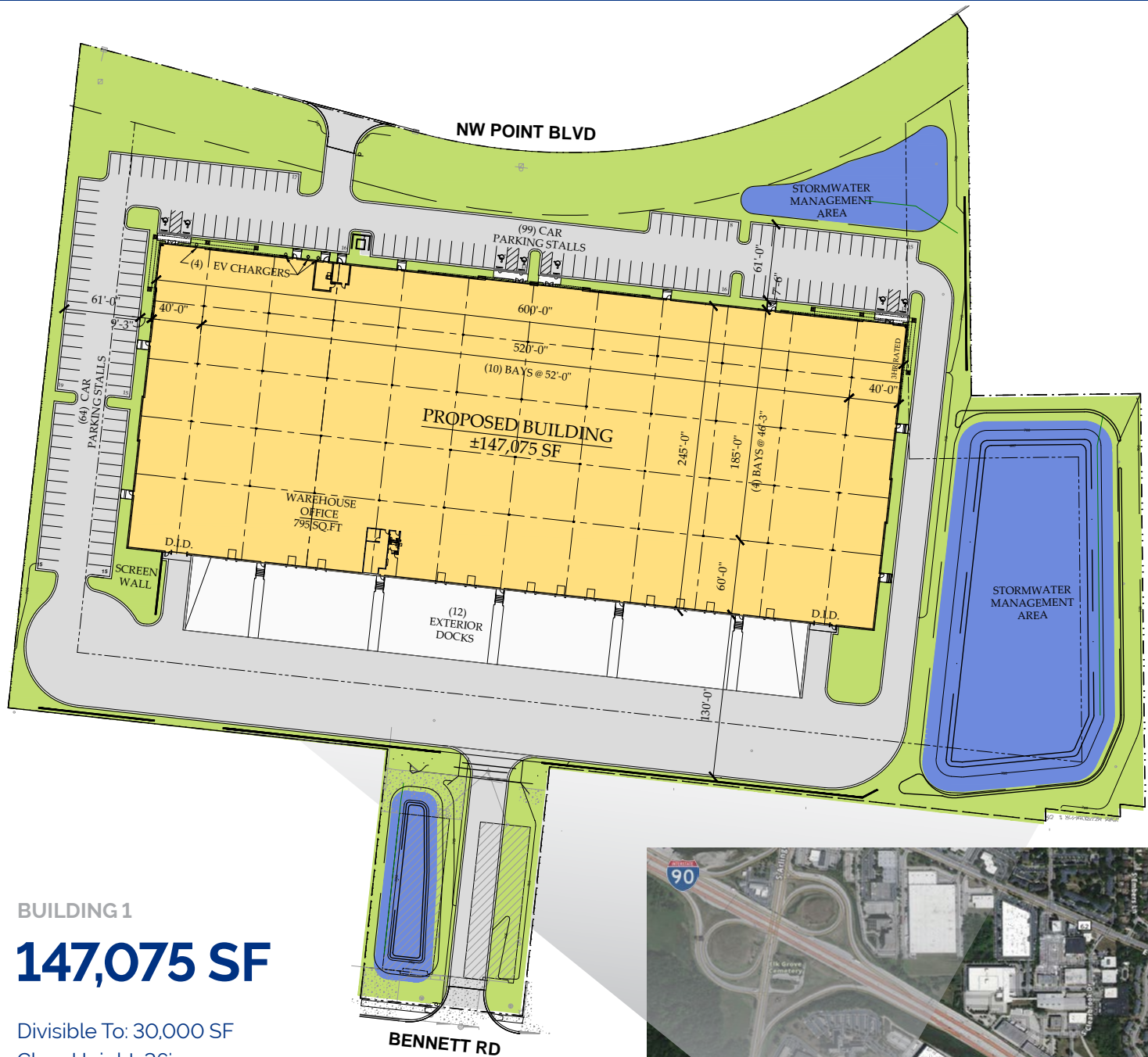
PATRICK TURNER

Executive Vice President

patrick.turner@colliers.com

847-698-8277





BUILDING 1

147,075 SF

Divisible To: 30,000 SF
 Clear Height: 36'
 Exterior Docks: 12
 Drive-in Doors: 2
 Car Parking: 163 stalls
 Warehouse Office: 795 SF
 Main Office: To Suit



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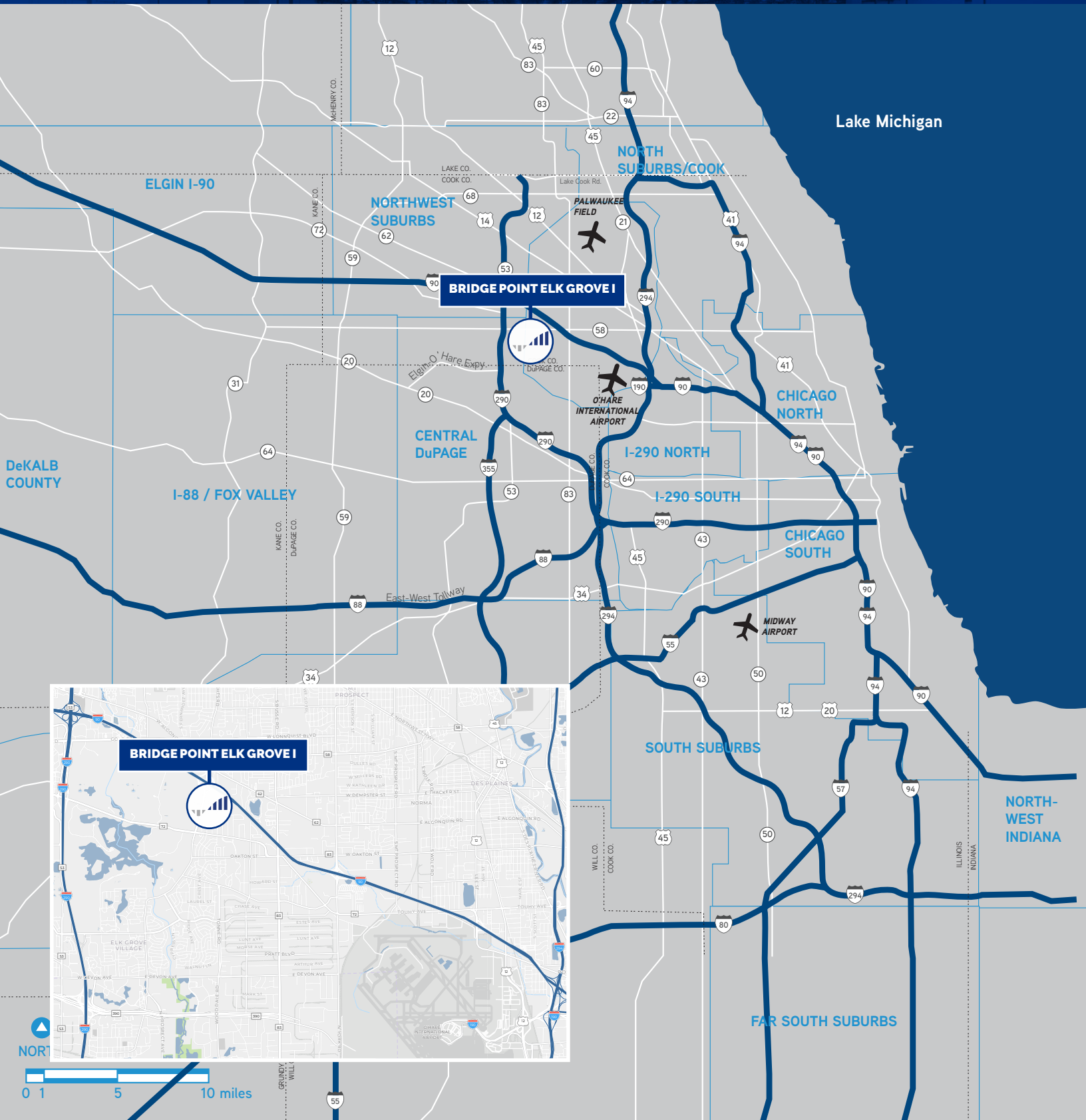
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LOCATION

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

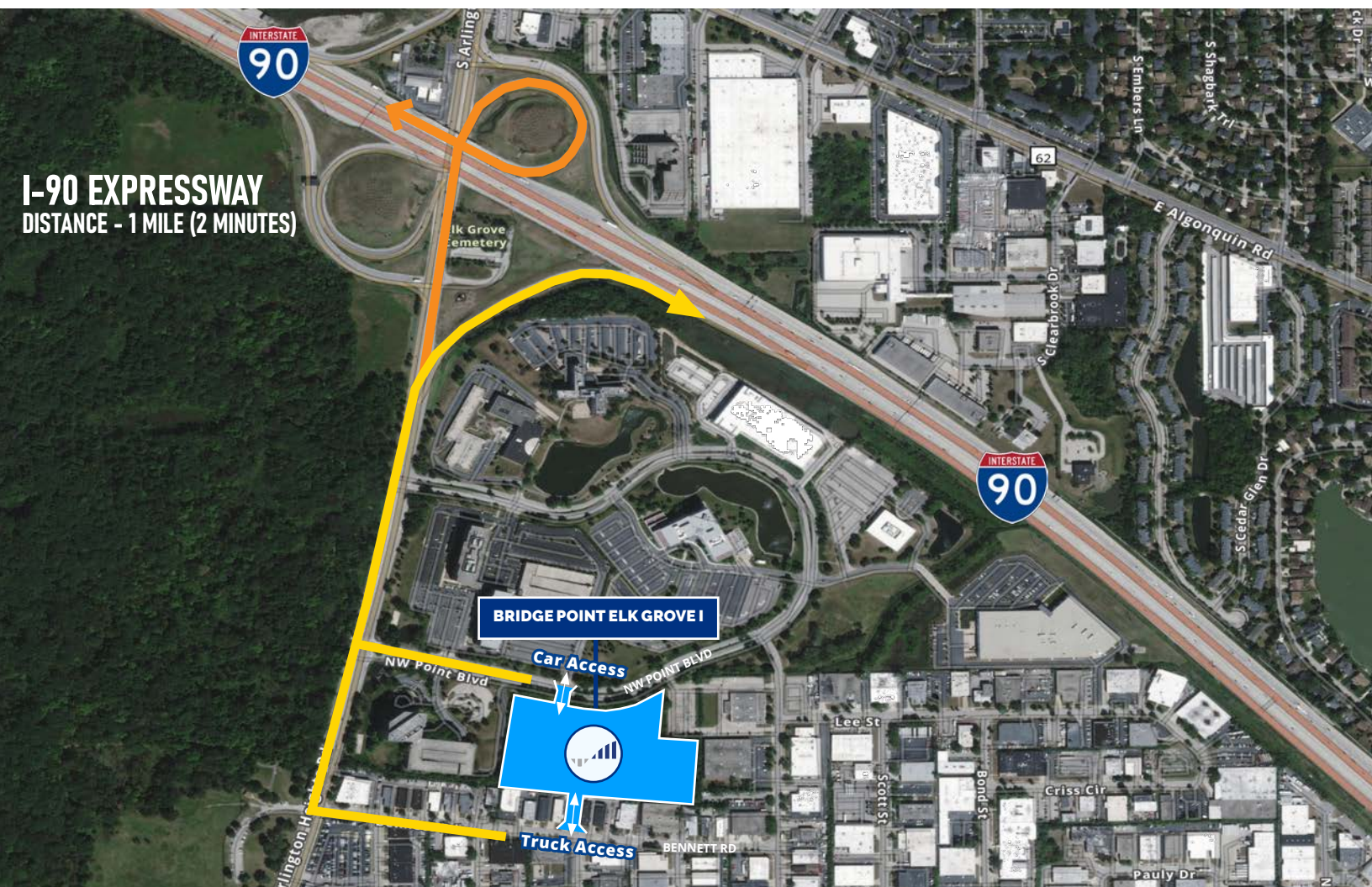
5 minutes

TO O'HARE AIRPORT

10 minutes

TO DOWNTOWN CHICAGO

39 minutes



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

BRIDGE POINT ELK GROVE I

Car Access

Truck Access

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Colliers

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



HEADQUARTERS

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www.bridgeindustrial.com