

BRIDGE POINT DOWNERS GROVE III BRIDGE

5300 Belmont Rd | Downers Grove, IL



AVAILABLE IMMEDIATELY

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 (1.07 / 1,000 SF)

AVAILABLE SPACE

56,725 SF
(REMAINING)

CLEAR HEIGHT

32'

CAR PARKING

76 Spaces

SITE AREA

9.24 Acres

OFFICE

To-Suit

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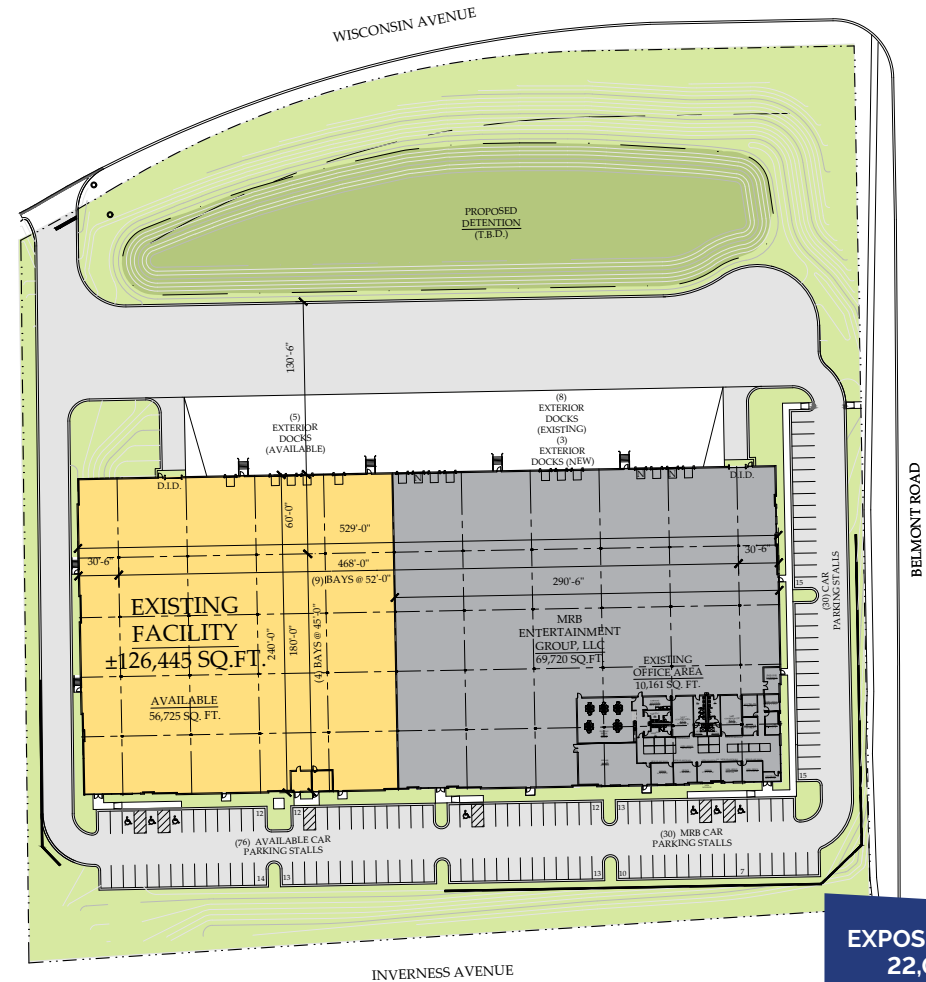
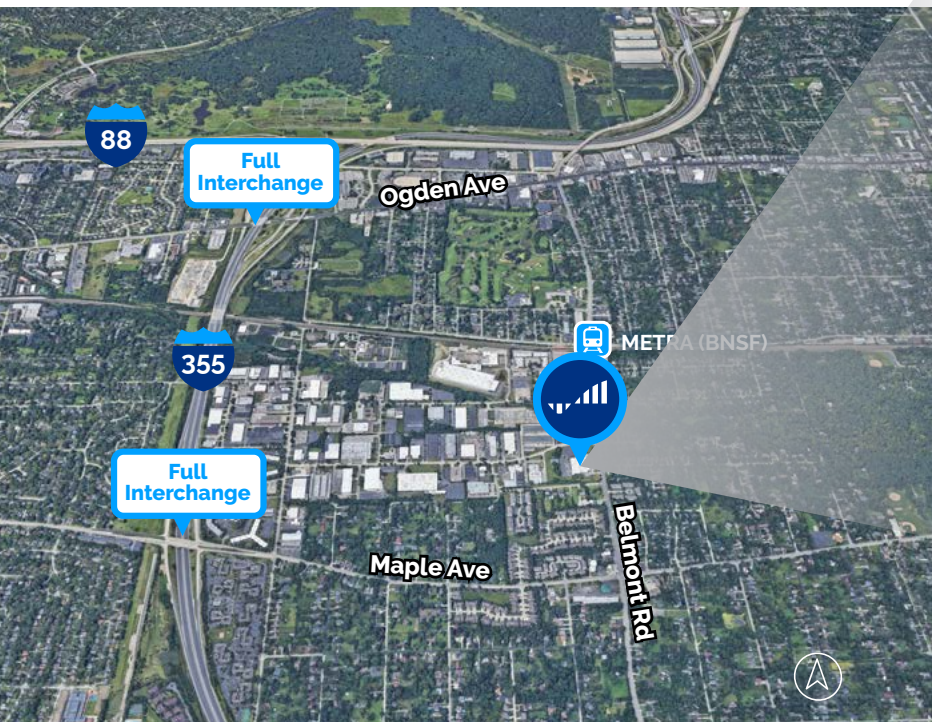
SITE PLAN



BUILDING SIZE

126,445 SF

Available Space: 56,725 SF
Clear Height: 32'
Exterior Docks: 5 (Expandable to 12)
Drive-in Door: 1
Car Parking: 76
Truck Court: 130'6"
Office: To-Suit



EXPOSURE TO
22,000
VEHICLES
DAILY

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PROXIMITY MAP

BRIDGE

TO INTERSTATE 355

1.2 miles
3 minutes

TO INTERSTATE 88

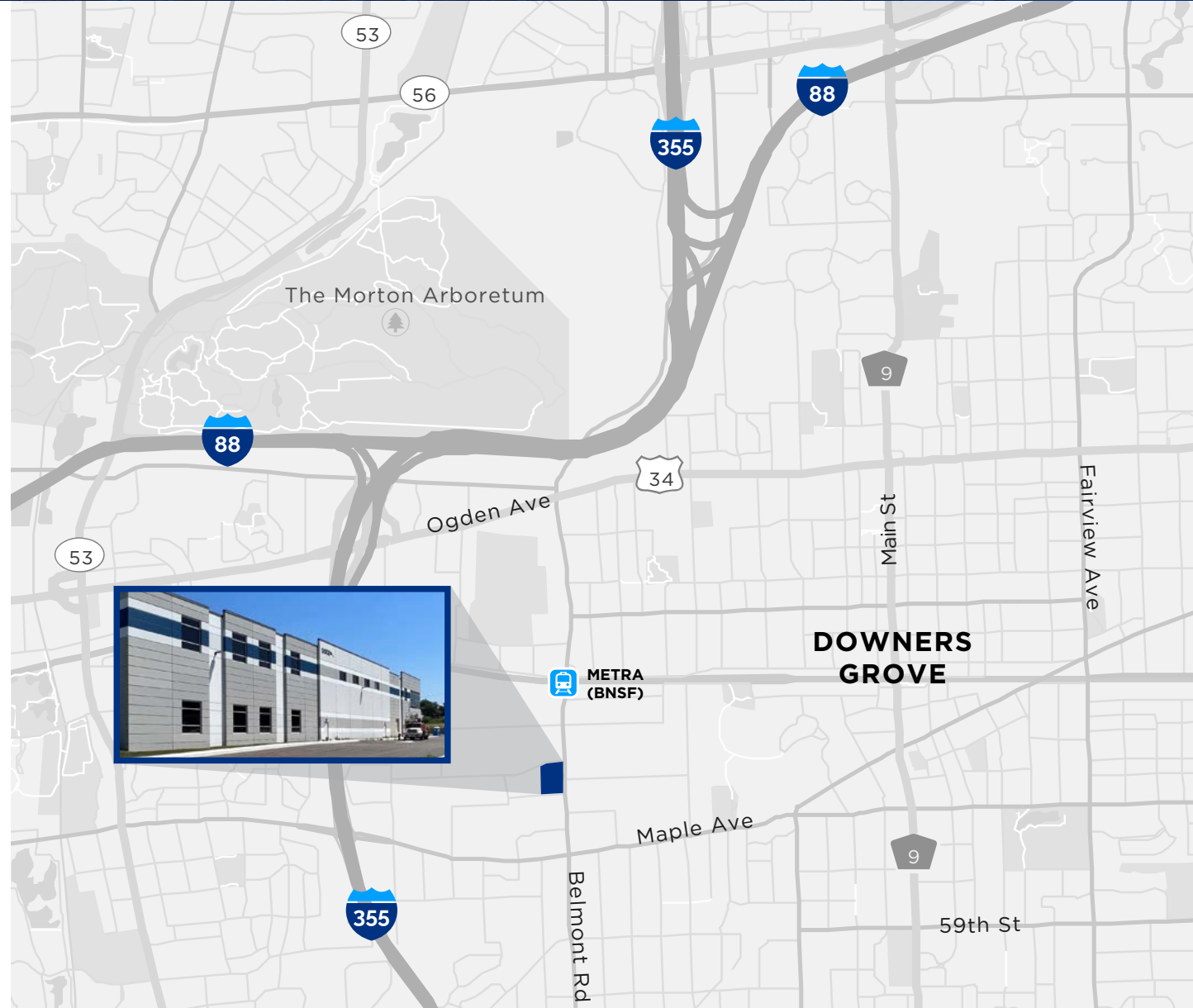
3 miles
5 minutes

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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**CUSHMAN &
WAKEFIELD**

LOCAL AMENITIES



TO OAKBROOK CENTER

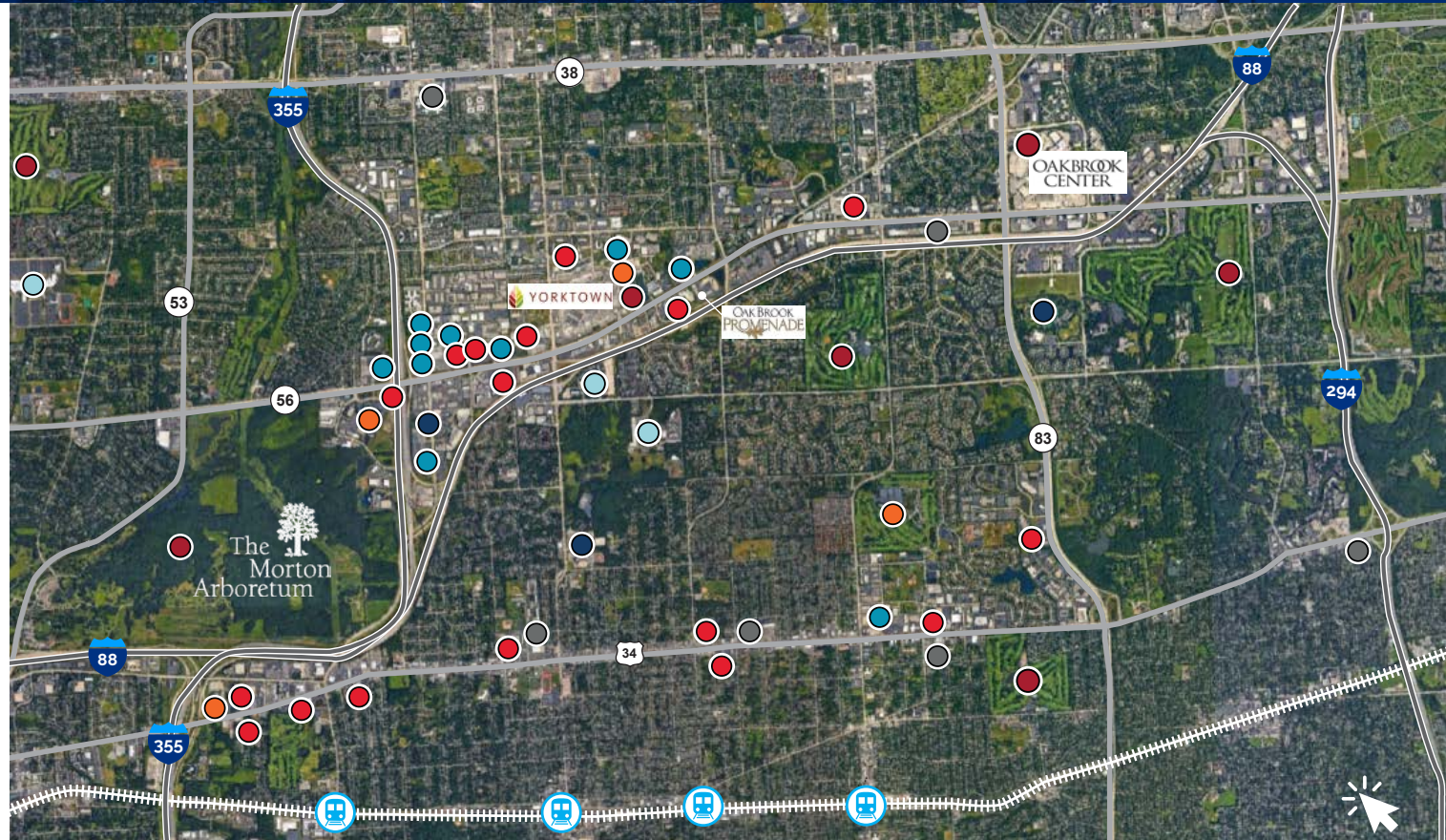
9 miles
17 minutes

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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BUILDING PHOTO



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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	
Industrial Project of the Year, NAIOP SoCal	2022
Industrial Development of the Year, Chicago Commercial Real Estate Awards	2021
Developer of the Year, NAIOP South Florida	2021, 2019, 2018, 2016
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
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.bridgedev.com