BRIDGE POINT SCHILLER PARK **BUILDING 4**

WALL BRIDGE

River Street | Schiller Park, IL



NEW INFILL DEVELOPMENT IN PRIME O'HARE SUBMARKET

HIGHLIGHTS

- · State-of-the-art, Class A industrial design
- Professionally developed and managed facility
- · Remarkable access to Chicagoland and beyond
- Minutes from O'Hare International Airport
- · Well-established industrial setting
- · Large surrounding workforce offering skilled labor

AVAILABLE SPACE

52,100 SF

CLEAR HEIGHT

32'

DOCK DOORS (EXPANDABLE TO 10)

5

DELIVERY DATE

Q2 2022

STEVE STONE, SIOR

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SITE PLAN



52,100 SF

Clear Height: 32'

Exterior Docks: 5 (expandable to 10)

Drive-in Doors: 2

Car Parking: 48

Truck Court: 125'









PROXIMITY MAP



TO O'HARE AIRPORT

2.5 miles 7 minutes

TO INTERSTATE 294

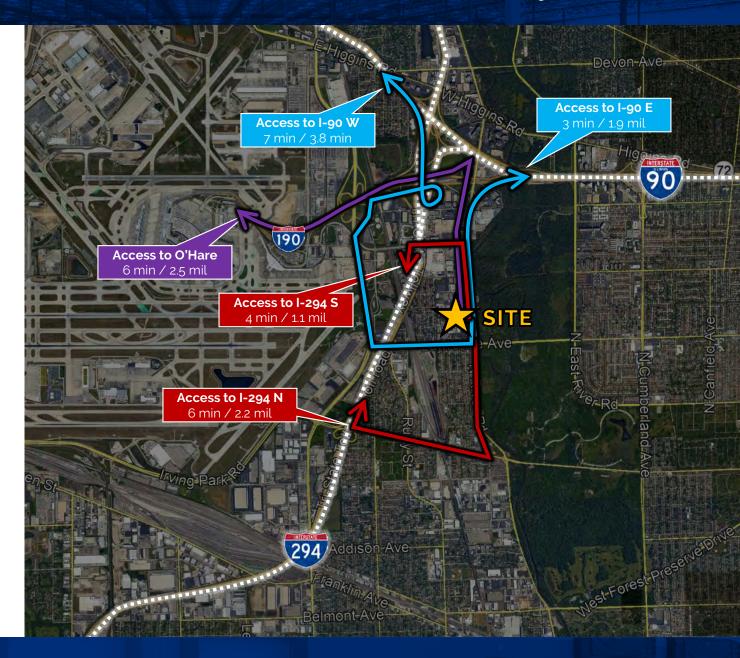
2 miles 6 minutes

TO INTERSTATE 90

2 miles 4 minutes

HIGHLIGHTS

- Ideal location for light manufacturing, ecommerce, 3PL, food & beverage and service-related users
- Situated within prime O'Hare industrial submarket with immediate airport and interstate access
- Potential for Class 6B tax savings







60-MINUTE DRIVE MAP



TO DOWNTOWN CHICAGO

16.9 miles 23 minutes

TO WISCONSIN-ILLINOIS BORDER

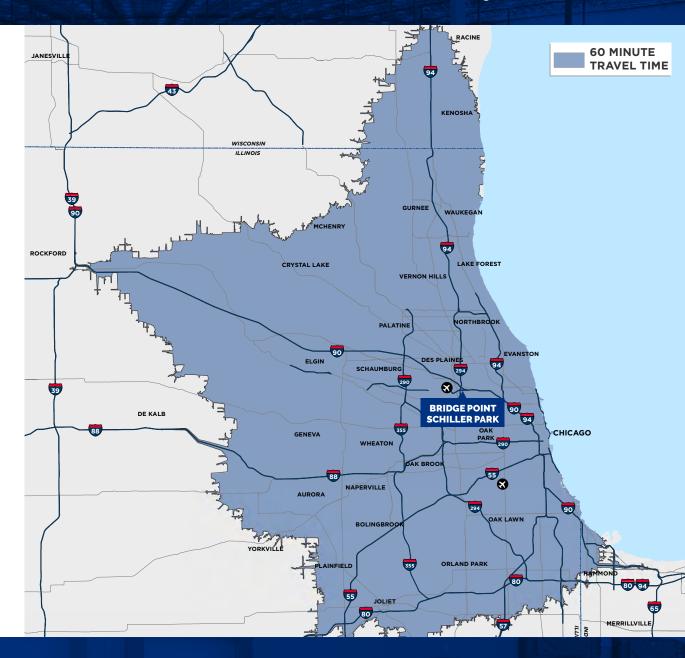
40.5 miles 38 minutes

TO INDIANA-ILLINOIS BORDER

44 miles 45 minutes

HIGHLIGHTS

- Central location offering 1-hour drive time access to the entire greater Chicagoland market and beyond
- Positioned at the crossroads of Illinois' interstate system with multidirectional interchanges within minutes









River Street | Schiller Park, IL







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.

