

# BRIDGE POINT ELK GROVE I INFILL BRIDGE

75 NW Point Blvd. | Elk Grove Village, IL

**AVAILABLE IMMEDIATELY**  
DIVISIBLE TO 30,000 SF



## 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

**124,411 SF**

DIVISIBLE TO

**30,000 SF**

CLEAR HEIGHT

**36'**

### **MATTHEW STAUBER, SIOR**

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### **PATRICK TURNER**

Executive Vice President

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## BUILDING 1

# 124,411 SF

- Divisible To: 30,000 SF
- Clear Height: 36'
- Exterior Docks: 11
- Drive-in Doors: 1
- Car Parking: 138 stalls
- Warehouse Office: 795 SF
- Main Office: To Suit
- Power: 1,200 amps, 480 volts



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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**



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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



**HEADQUARTERS**

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