



BRIDGE POINT I-55 COMMERCE CENTER

801-851 INDEPENDENCE BOULEVARD, ROMEOVILLE, IL 60446

HIGHLIGHTS

- Exceptional proximity to the region's extensive transportation network
- Immediate access to I-55, I-355 & Route 53 four-way Interchanges
- ± 31 miles to downtown Chicago ("Loop")
- ± 22.8 miles to Midway International Airport
- ± 31.4 miles to O'Hare International Airport
- Minutes to a variety of retail amenities



SITE PLAN & SPECIFICATIONS

ENTERPRISE DRIVE

NAPERVILLE DRIVE

N. INDEPENDENCE BOULEVARD (IL ROUTE 53)



Building 1 801 Independence Boulevard		Building 2: 851 Independence Boulevard	
Building Size:	119,931 SF	Building Size:	172,042 SF
Size Available:	119,931 SF	Size Available:	172,042 SF
Divisible To:	40,000 SF	Divisible To:	40,000 SF
Clear Height:	36'	Clear Height:	36'
Exterior Docks:	10 Exterior (expandable by 14)	Exterior Docks:	14 Exterior (expandable by 30)
Drive-in Doors:	2	Drive-in Doors:	2
Car Parking:	165 Spaces	Car Parking:	153 Spaces
Trailer Parking:	To-Suit (89 Total Available)	Trailer Parking:	To-Suit (89 Total Available)
Power:	400A up to 1,200A	Power:	400A up to 1,800A



CHICAGO • LA • MIAMI • NJ • NY • PHILADELPHIA • SF • SEATTLE
AMSTERDAM • LONDON • PARIS

Bridge Industrial, a privately-owned, vertically integrated real estate operating company and investment manager transforms complex real estate opportunities into irreplaceable industrial assets.

Bridge Industrial acquires and develops sites where it can leverage its expertise in complex transactions, skilled site development, creative property solutions, and successful leasing. The firm seeks opportunities to acquire and develop Class A logistics real estate, in the supply-constrained core markets of Chicago, Miami, New Jersey, New York, Los Angeles, San Francisco, Seattle, UK, and Europe. Since its inception in 2000, Bridge has successfully acquired and developed close to 74 million square feet of logistics facilities.



73M+ SF *ACQUIRED & DEVELOPED SINCE 2000*

OUR COMMITMENT TO SUSTAINABILITY

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.

RECOGNITION

NAIOP

CHICAGO

Developer of the Year
2021 • 2019 • 2015

Industrial Redevelopment of the Year
2015 • 2014

Industrial Speculative Development of the Year
2022 • 2021 • 2020 • 2019 • 2018 • 2017

MIAMI/SOUTHERN FLORIDA

Developer of the Year
2023 • 2021 • 2019 • 2018 • 2016

Project of the Year
2017

SOUTHERN CALIFORNIA

Industrial Project of the Year
2024 • 2022

NEW JERSEY

Deal of the Year
2020 • 2018

SEATTLE

Deal of the Year
2024

TOBY

MIAMI/SOUTHERN REGION

Industrial TOBY Award
Pacific Northwest Region
2023 • 2022

SEATTLE/PACIFIC NW

Industrial TOBY Award
Pacific Northwest Region
2024

Industrial TOBY Award
Seattle King County
2023

ESG/COMMUNITY

GREEN LEASE LEADER - GOLD

2023

UNITED WAY NORTHERN NEW JERSEY

Industrial Impact Award
2022

CITY OF FORT LAUDERDALE

Community Appearance Award
2019, 2018

MEDIA

CHICAGO COMMERCIAL REAL ESTATE AWARDS

Developer of the Year
2018 • 2015 • 2011

Industrial Development of the Year
2021

ILLINOIS REAL ESTATE JOURNAL

Industrial Project of the Year - Multi-Tenant
2021

Most Significant Industrial Transaction of the Year
2019

NEW JERSEY BUSINESS & INDUSTRY ASSOCIATION

New Good Neighbor
2023 • 2021

SAN FRANCISCO BUSINESS JOURNAL

Deal of the Year
2024

SOUTH FLORIDA BUSINESS JOURNAL

Industrial Project of the Year
2022 • 2020 • 2018



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