

BRIDGE POINT MELROSE PARK

bridgepmp.com | 10400 West North Avenue | Melrose Park, IL

 BRIDGE



NEW INFILL DEVELOPMENT O'HARE / WEST COOK SUBMARKET

HIGHLIGHTS

- High profile location for labor and last mile distribution
- Unmatched connectivity to local expressways, intermodal centers, and O'Hare International Airport
- Direct access to Interstate 290 and Interstate 294
- Class A building with state-of-the-art specifications
- Flexibility in single-tenant or multi-tenant occupancy

AVAILABLE SPACE

**134,816 SF
Remaining**

CLEAR HEIGHT

40'

LAND SIZE

86.63 Acres

DELIVERY DATE

**Available
today**

CHARLIE KENNING

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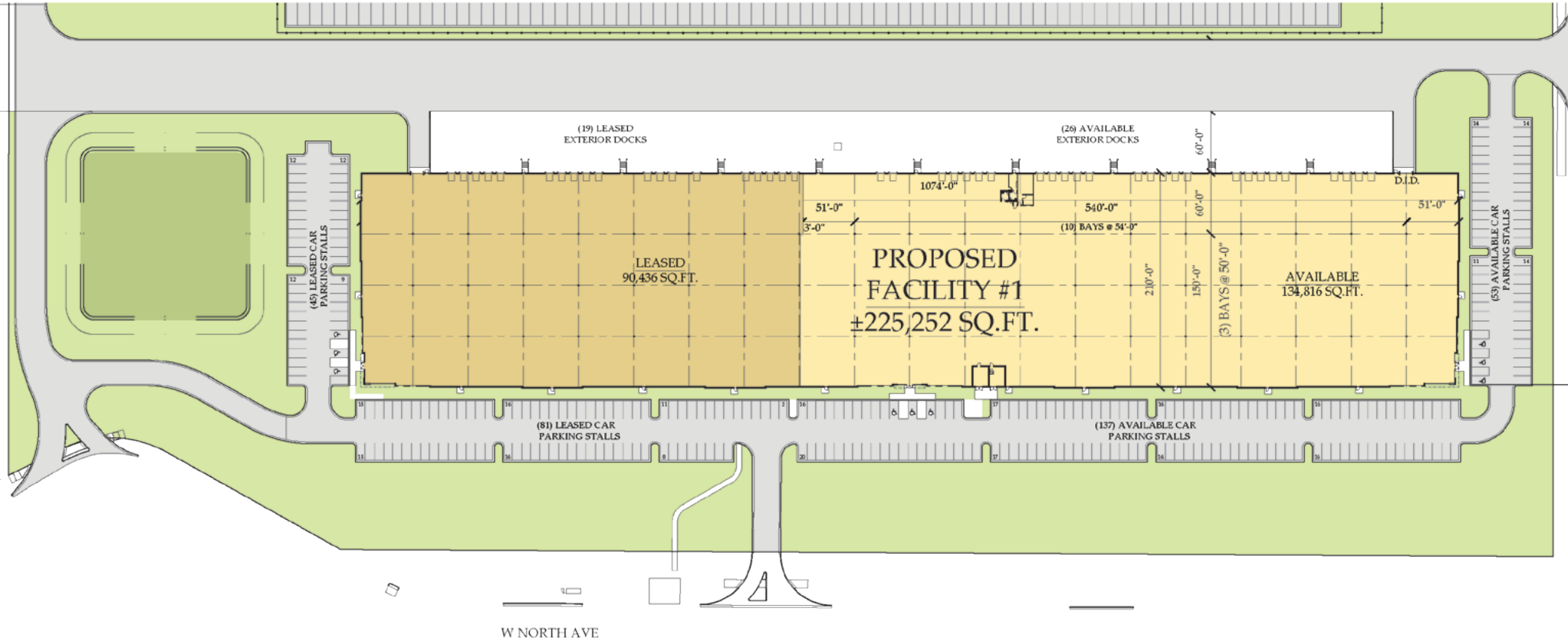
BRIAN CARROLL

Senior Vice President

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**134,816 SF
available**

Space dimensions: 638' x 210'
 Spec office: 800 SF
 Clear height: 40'
 Column spacing: 51' x 50'
 w/ 60' speed bay

Exterior docks: 26 equipped (exp to 39)
 Drive-in doors: 1 (12' x 14')
 Power: 1200 amps, 480/277 v 3-phase
 Car parking: 190 stalls
 Truck court: 130'

PROXIMITY MAP



INTERSTATE 294

2.5 miles
5 minutes

INTERSTATE 290

2.5 miles
5 minutes

INTERSTATE 88

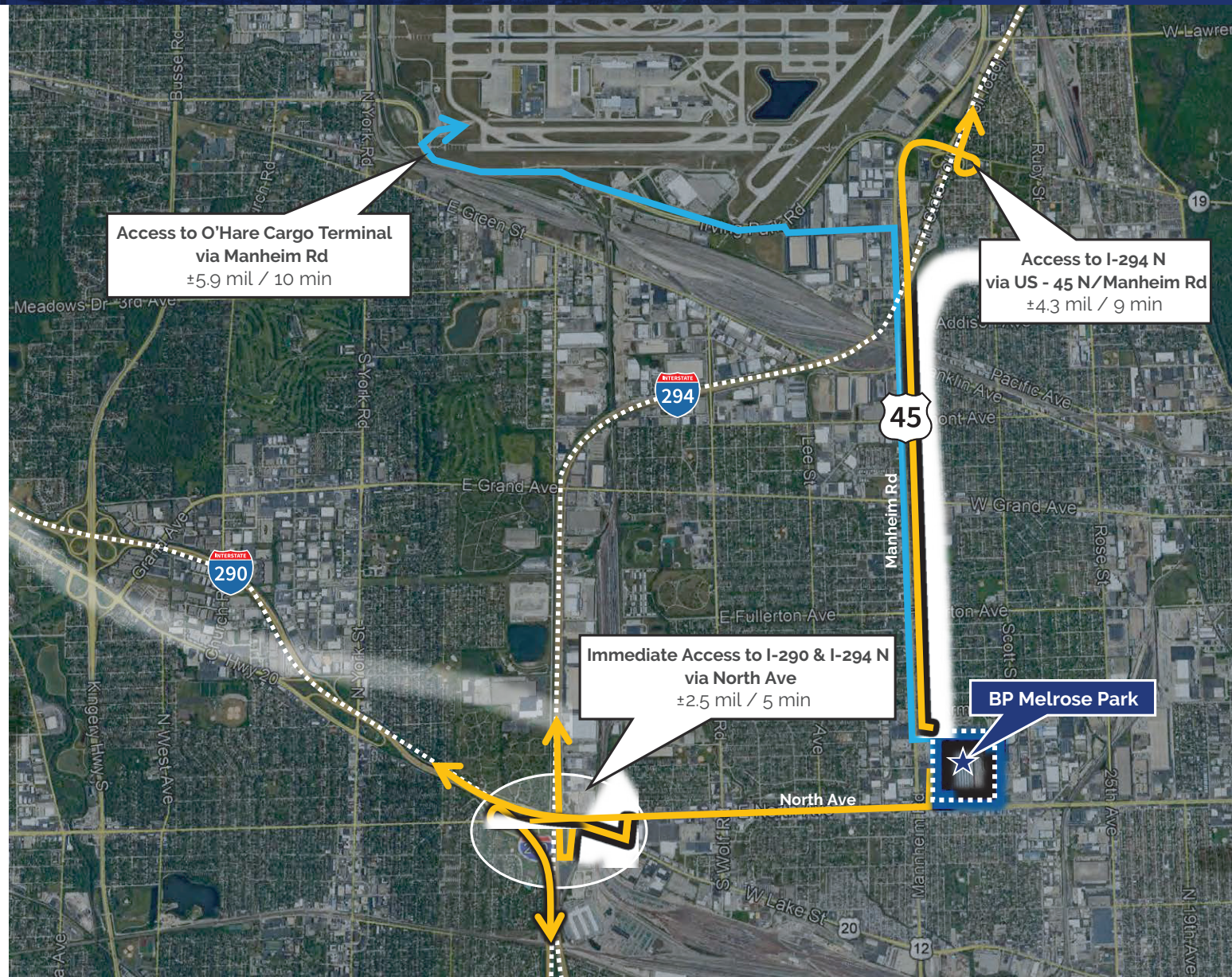
3.3 miles
16 minutes

INTERSTATE 90

6.7 miles
13 minutes

INTERSTATE 355

9.5 miles
12 minutes



Access to O'Hare Cargo Terminal
via Manheim Rd
±5.9 mil / 10 min

Access to I-294 N
via US - 45 N/Manheim Rd
±4.3 mil / 9 min

Immediate Access to I-290 & I-294 N
via North Ave
±2.5 mil / 5 min

BP Melrose Park

LOCAL USERS



- | | | | | | |
|------------------------------|--|------------------------------|---|------------------------------|-----------------------------|
| 1. USPS | 10. Reebie Moving & Storage | 18. Viking Materials | 27. CTL Global | 35. Aspire Baking Co. | 44. Dynamic Manufacturing |
| 2. DSV Air | 11. Agility Logistics | 19. Arlington Metals | 28. FedEx | 36. Scholle Packaging Co | 45. Alois Box Co. |
| 3. Crane Worldwide Logistics | 12. Flexport, Inc./World Freight Systems | 20. Mandel Metals | 29. Microsoft | 37. The Custom Companies | 46. Fresenius Kabi |
| 4. DB Schenker | 13. Main Fright/DHL/Lowes | 21. Expeditors International | 30. Fronzen Assets Storage/ Fannie May Distribution | 38. Dr. Pepper Snapple Group | 47. Lake Book Manufacturing |
| 5. Apex Logistics | 14. Midwest Can/K2 Express | 22. Coregistics Packaging | 31. McMaster - Carr | 39. Champion Logistics Group | |
| 6. FNS Inc | 15. Hill Mechanical | 23. Ferrero U.S.A. | 32. Home Depot | 40. Ascent Communication | |
| 7. Tax Air Freight | 16. Pivot Bio Inc. | 24. Norkal Paper | 33. Aligned Data Center | 41. Sutton Transportation | |
| 8. UPS | 17. Valmont Coatings | 25. Pilot Freight Services | 34. International Paper | 42. Sun Chemicals | |
| 9. Trade Center Inc. | | 26. HD Supply | | 43. Alro Steel | |

NORTH AVENUE (IL-64) AND TRI-STATE TOLLWAY (I-294)

Expansion Project

DECREASE IN TRAVEL TIMES BY

+ 15%

ANNUAL AVERAGE FUEL CONSUMPTION SAVINGS

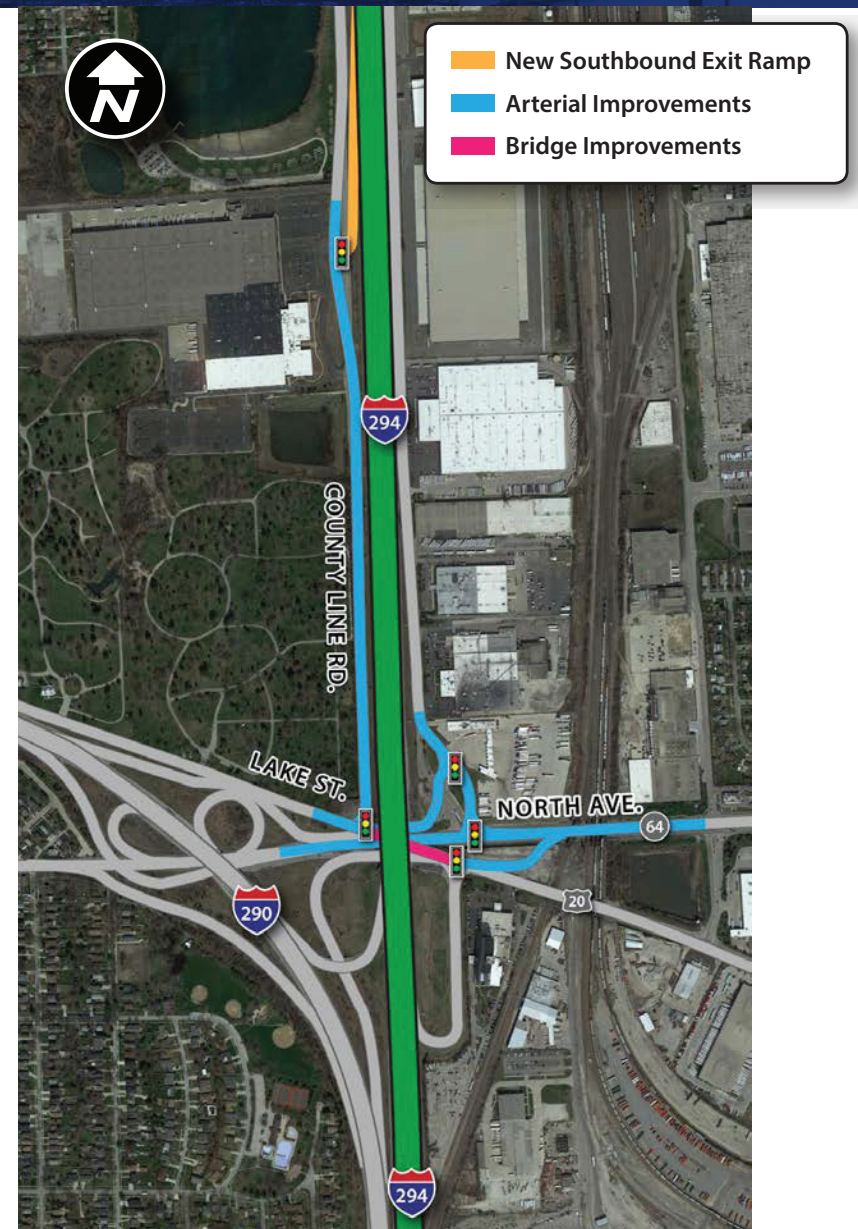
\$300 per vehicle

DECREASE IN AVERAGE TRAFFIC BY

10% to 30%

North Avenue at the Central Tri-State Tollway (I-294) is a heavily trafficked area surrounded by major employment centers, including the city of Northlake's industrial area. Currently drivers must use the congested I-290 Interchange at I-294 to access North Avenue which causes congestion at the interchange.

The project provides a new ramp from southbound I-294 to County Line Road to help reduce congestion at the interchange and on local roads. In addition, the North Avenue and Lake Street (U.S. Route 20) intersection will be reconfigured to improve traffic flow and provide new direct access to eastbound North Avenue.



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 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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