



BRIDGE POINT  
BLOOMINGDALE

303 MUNROE DRIVE, BLOOMINGDALE, IL

# HIGH IMAGE WAREHOUSE / DISTRIBUTION SPACE DUPAGE COUNTY SUBMARKET

## HIGHLIGHTS

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- Ideal West suburban location in one of Chicago's strongest labor markets
- Make ready improvements planned
- Low DuPage County Real Estate Taxes
- High image corporate facility
- Substantial on-site trailer parking
- Divisible to accommodate smaller requirements

# SITE DETAILS

## BASELINE

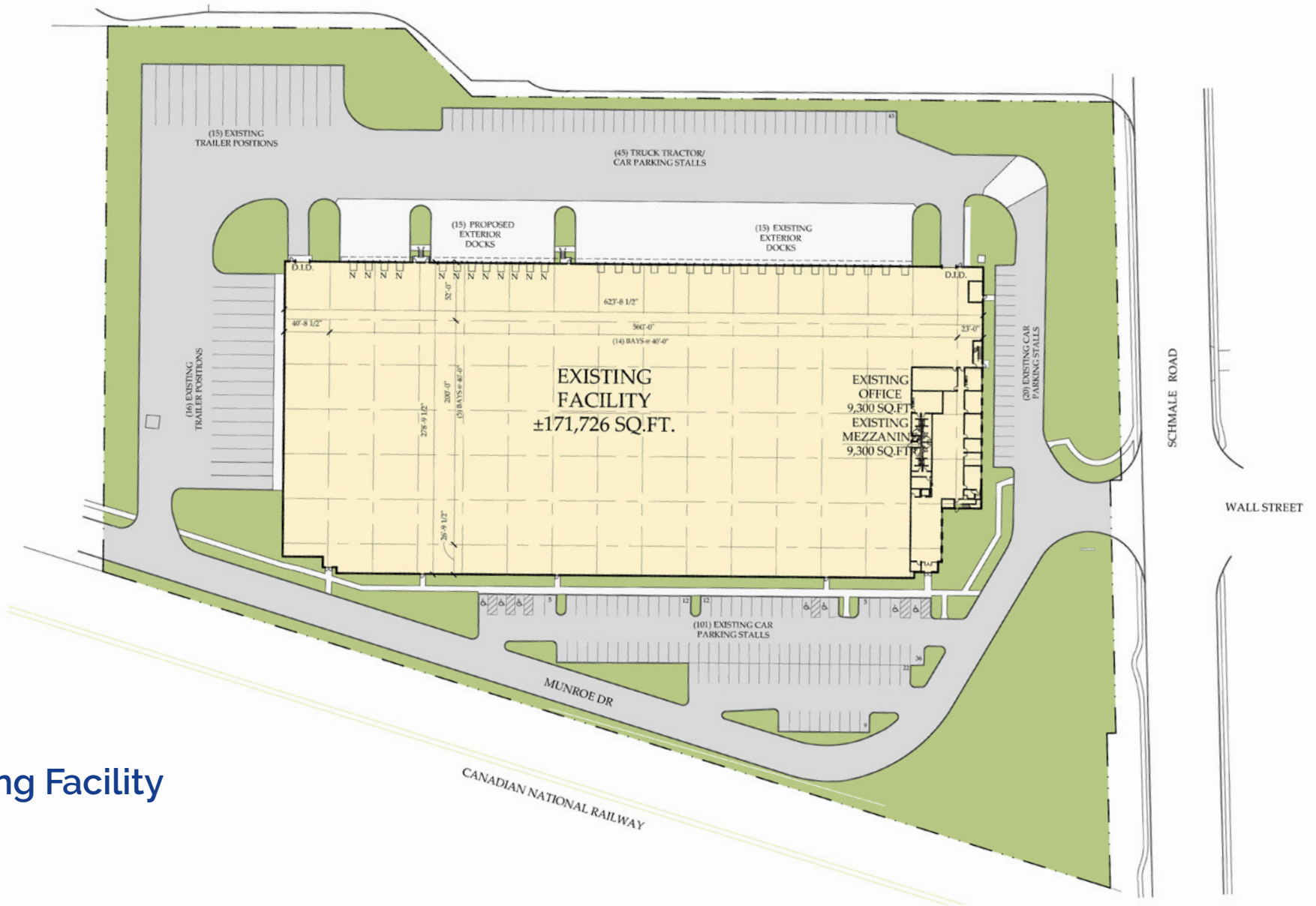
**± 171,726 SF  
(Divisible)**

**Site Area: 12.08 Acres**  
**Office: ± 9,300 SF (expandable to ± 18,600 SF with 2nd floor)**  
**Clear Height: 30'**  
**Exterior Docks: 18 (expandable to ± 30 docks)**  
**Drive-in Doors: 2**

- **Power: 1200A@480V**
- **Sprinkler: ESFR**
- **Car Parking: ± 150 (expandable to 207 cars)**
- **Trailer Parking: ± 35 trailer positions**
- **Zoning: M-1 (Bloomingdale)**

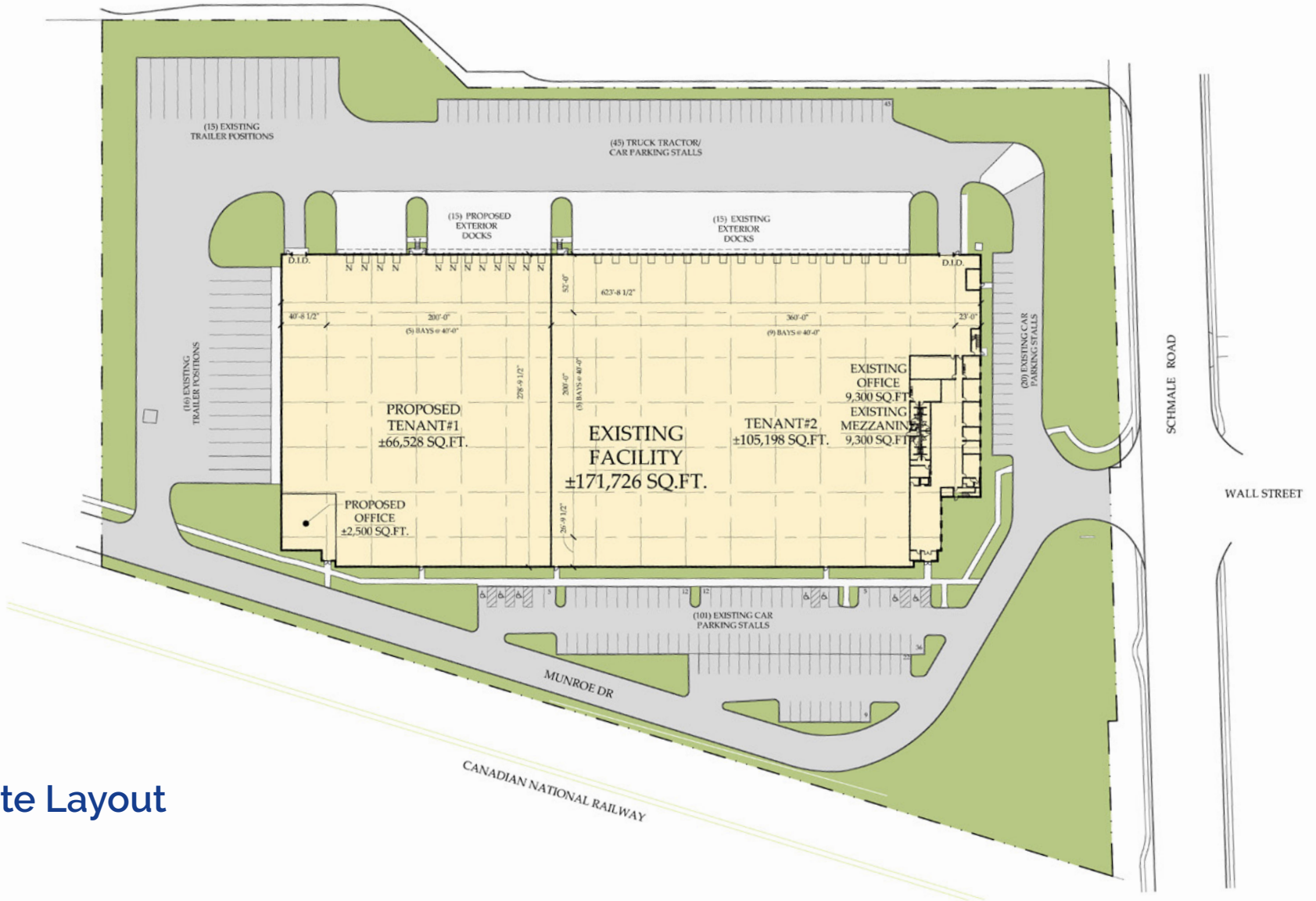


# SITE PLANS



## Existing Facility

# SITE PLANS



## Alternate Layout

# ACCESS MAP

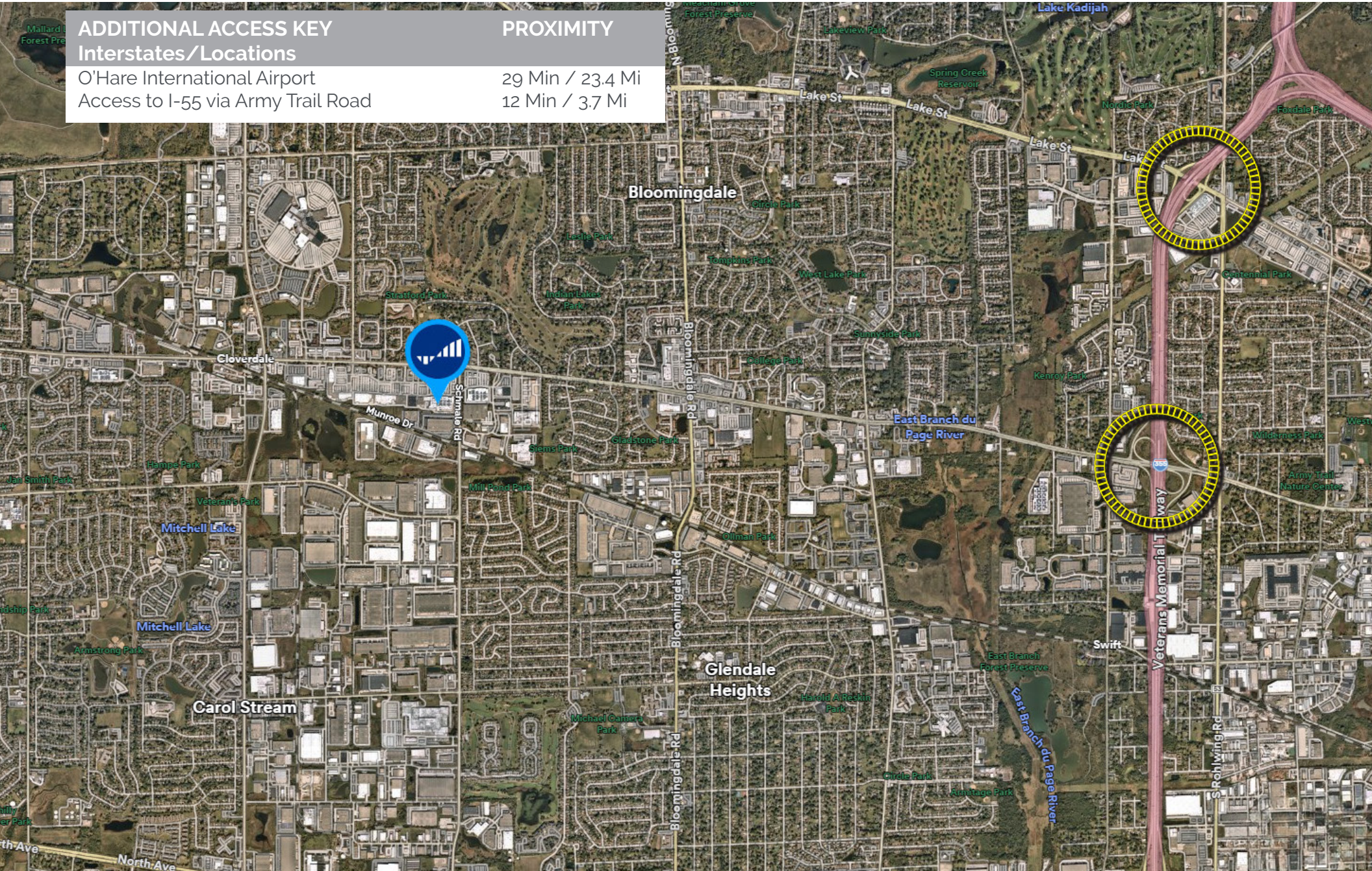
## ADDITIONAL ACCESS KEY

### Interstates/Locations

O'Hare International Airport  
Access to I-55 via Army Trail Road

## PROXIMITY

29 Min / 23.4 Mi  
12 Min / 3.7 Mi



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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*

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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.



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**TERMS**  
Available on a new lease direct from the landlord.

**FURTHER INFORMATION**  
For further information please contact the agents:



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