

# BRIDGE POINT NORTH BUSINESS PARK



Where Business Finds Direction.

Phase III, Building VIII | 3959 Bur Wood Drive, Waukegan, Illinois



## NEW INFILL DEVELOPMENT LAKE COUNTY SUBMARKET

### HIGHLIGHTS

- 225-acre master planned business park
- Low Lake County taxes
- Phase I delivered 1,025,000 SF in 2017 (100% leased)
- Phase II delivered 926,947 SF in Q3 2019 (70% leased)
- Phase III to deliver +/- 920,000 SF by Q4 2020
- Current park tenants: Amazon, Medline, VisualPak, BMC and Thermoflex
- 1.5 miles from a four-way interchange at I-94 and IL Route 137
- 30 minutes to O'Hare International Airport (Chicago)
- 35 minutes to Mitchell International Airport

### AVAILABLE SPACE

**100,314 SF**

### DIVISIBLE TO

**30,000 SF**

### DELIVERY DATE

**Q2 2020**

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**CBRE**

## BUILDING VIII

# 100,314 SF

# +/-6.88 Acres

Divisible To:	30,000 SF
Clear Height:	32'
Sprinkler:	ESFR
Exterior Docks:	24 (expandable to 35)
Drive-in Doors:	2
Car Parking:	120
Spec Office:	To Suit

