

CBRE

BRIDGE

Up to 123,320 SF Available



BRIDGE POINT  
MCCOOK

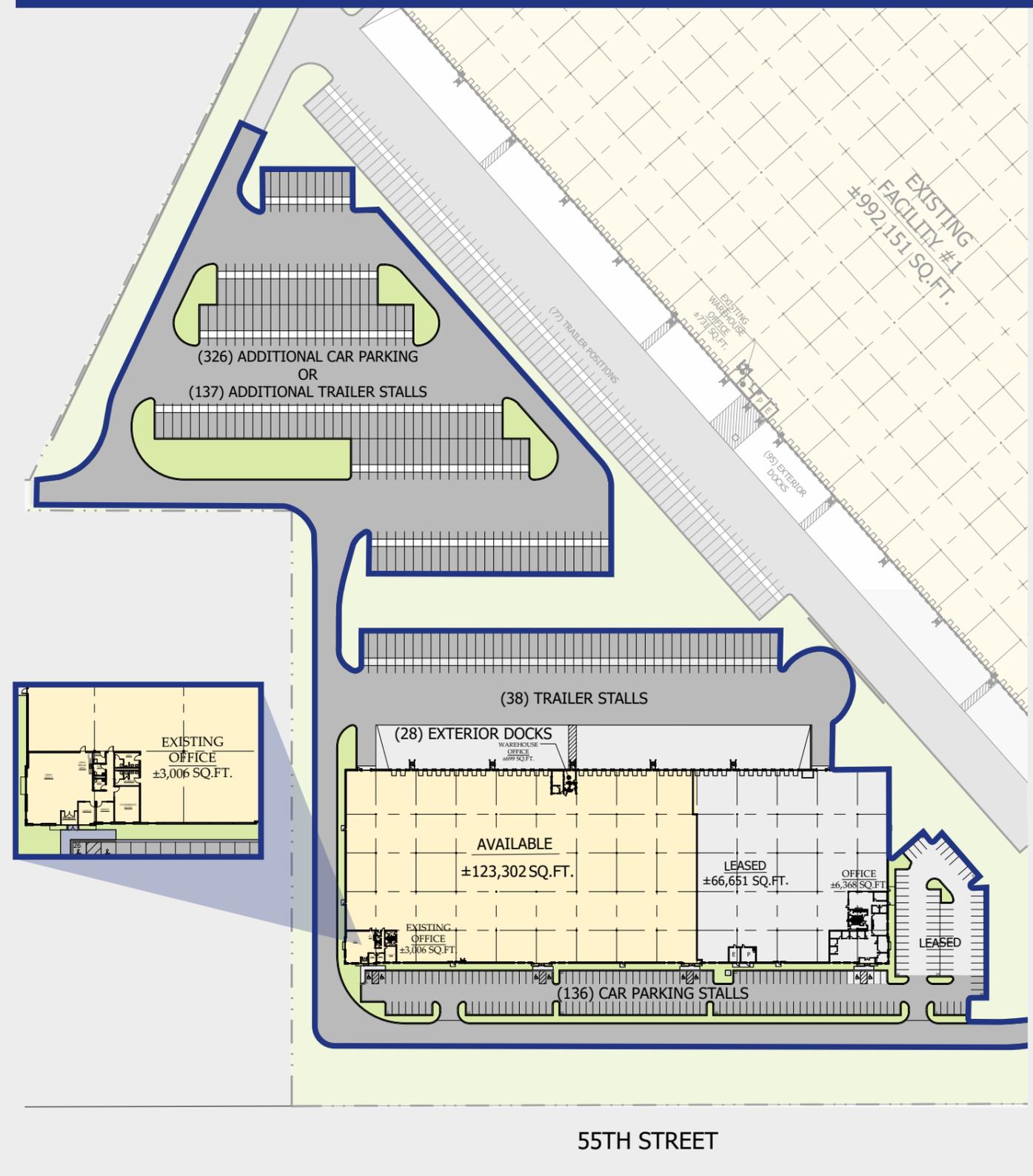
9140 W 55TH ST | MCCOOK, IL



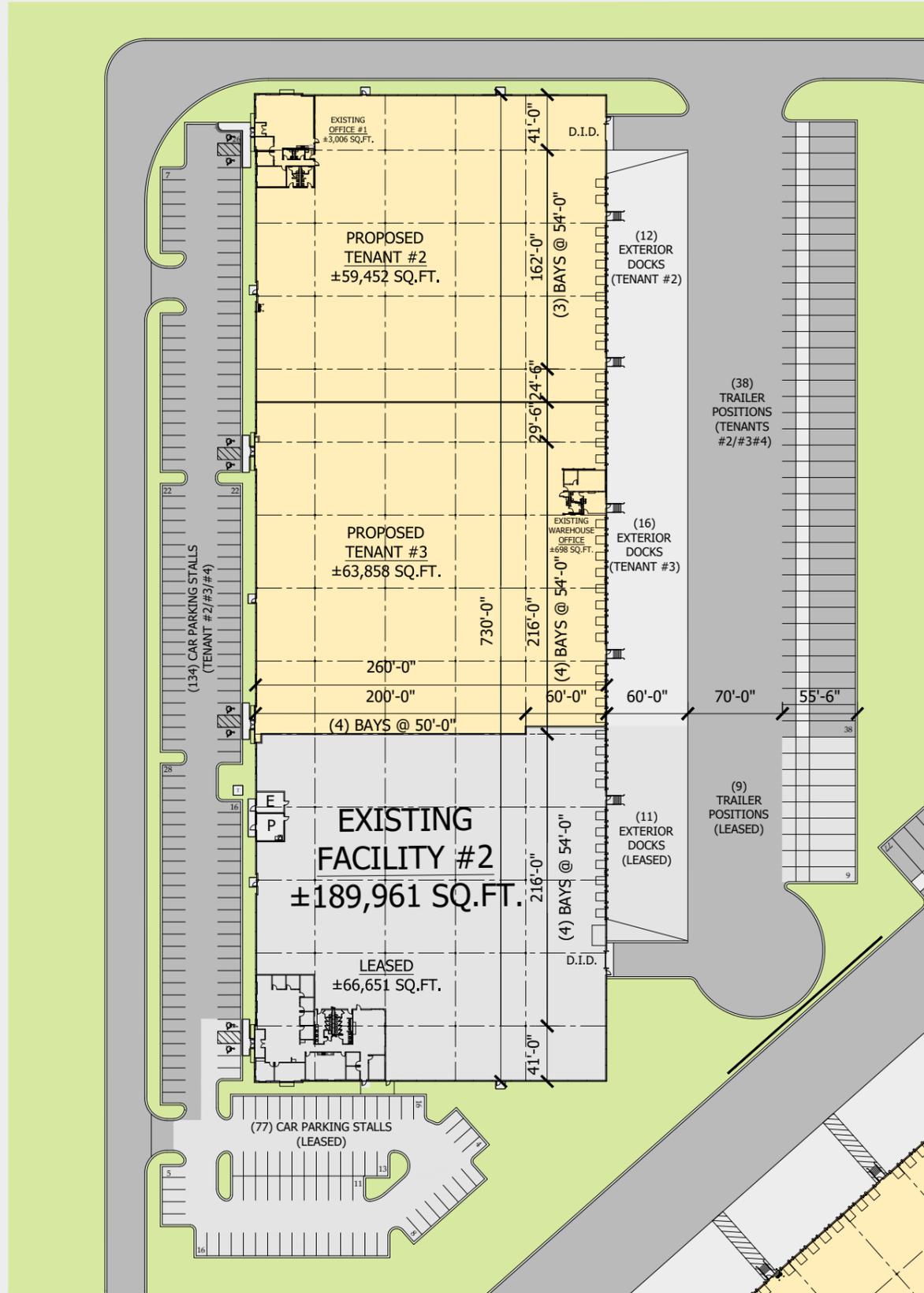
# BUILDING SPECIFICATIONS

Building Size Sq Ft	189,000
Available Sq Ft	123,302 (Divisible to 39,362 SF)
Spec Office Sq Ft	3,006
Shipping Office Sq Ft	700
Clear Height	36'
Exterior Docks	28
Drive-In Doors	1
Power	1,700 amps
Car Parking	136 (Expandable)
Trailer Parking	38 (Expandable)
Full 12-year 6B tax incentive in place	

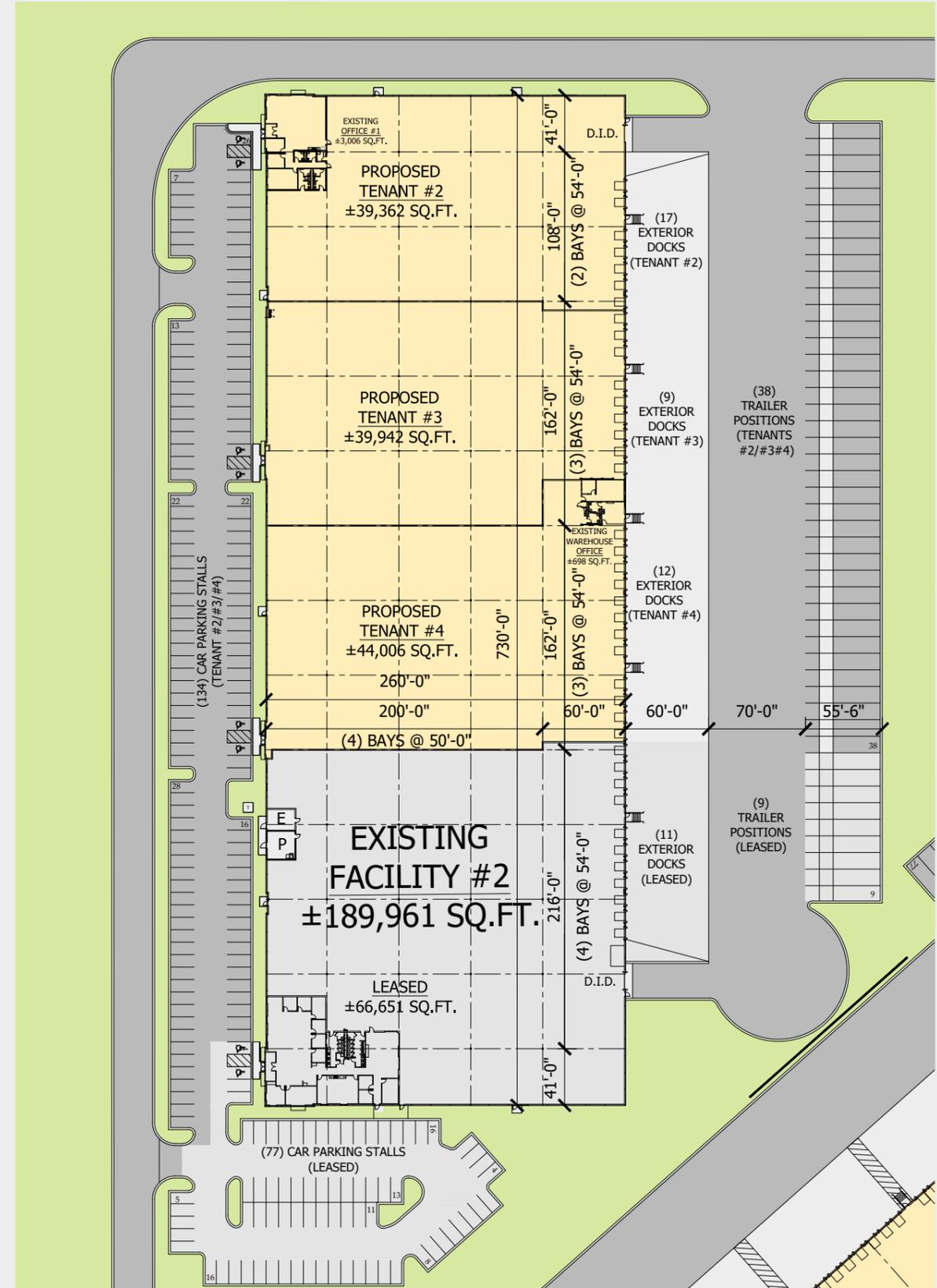
X Site Plan With Additional Trailer Lot



X Site Plan - 3 Tenant



X Site Plan - 4 Tenant



# EXCEPTIONAL ATTRIBUTES



CLASS A BUILDING



IMMEDIATE HIGHWAY ACCESS



HEAVY ON-SITE TRAILER PARKING



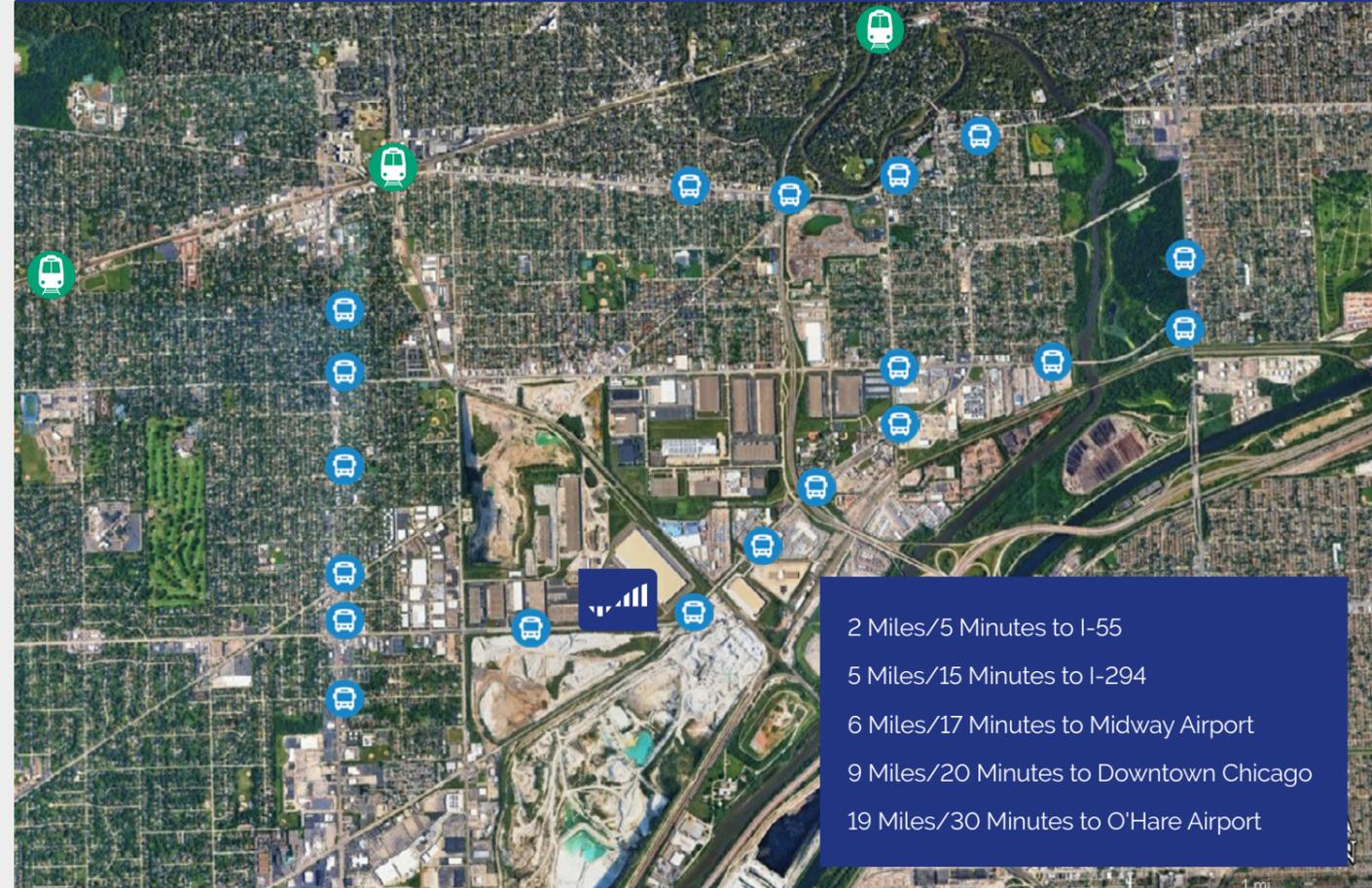
SIGNIFICANT TRANSPORTATION SAVINGS



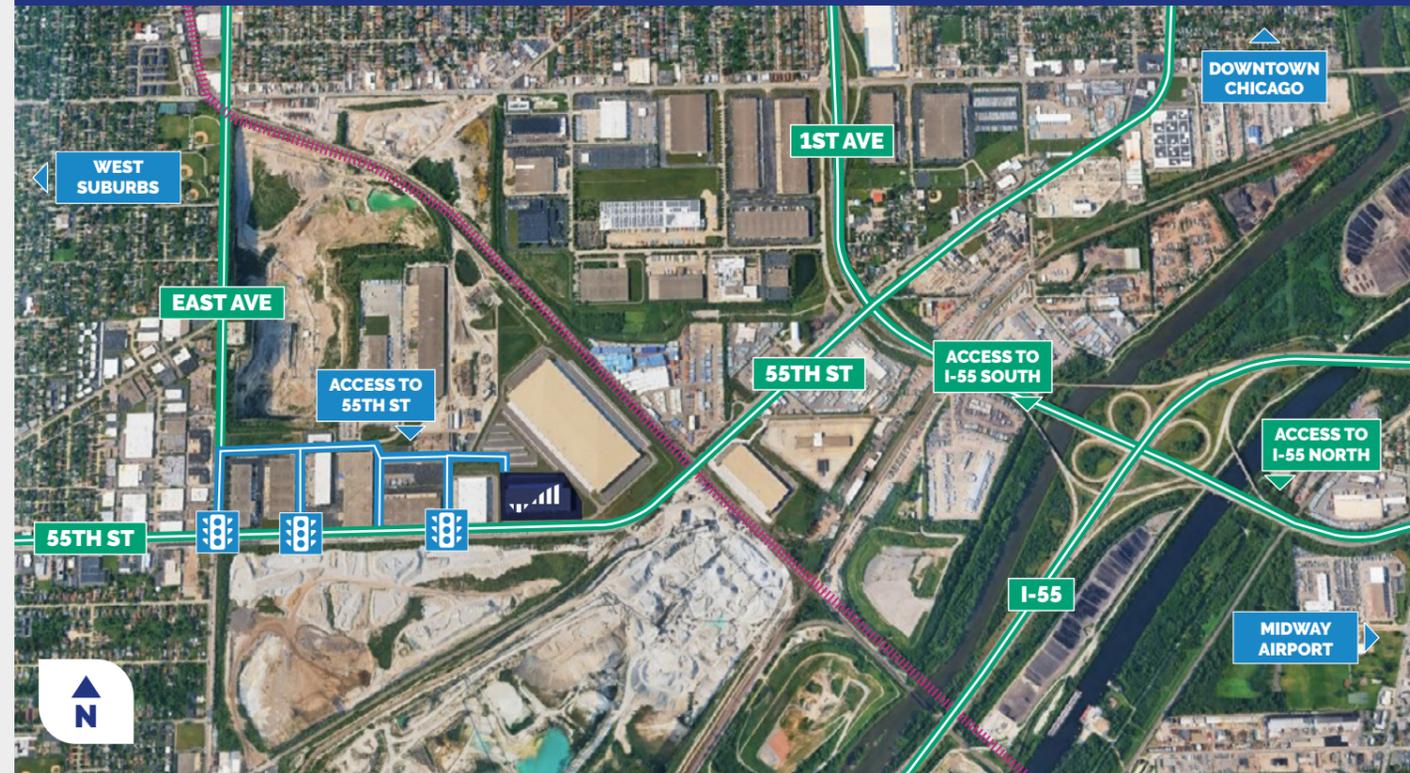
STRONGEST LABOR POOL



## Public Transit



## Access



# UNMATCHED AVAILABLE LABOR & SIGNIFICANT TRANSPORTATION SAVINGS

## Available Labor

Access to 3x the national average for distribution workforce

40% greater workforce at a 30-minute drive time over I-55 and I-80 sub-markets

50% greater workforce access at a 45-minute drive time over I-55 and I-80 sub-markets

## Potential Transportation Savings

**Cost Logic**

- + Lower cost per delivery stop
- + Higher productive driver hours
- + Reduced exposure to overtime and missed windows



**Strategic Positioning**

Supports urban store replenishment, high-frequency distributor networks and service sensitive operations



**High-Level Cost Savings**

\$7,000,000/year or \$7.06/net rent/building SF\*

\*High level savings based on equal truck routes as compared to I-55 submarket





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



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.



#### RISHIKA MAHTANI

rmahtani@bridgeindustrial.com  
O: 312.683.7230

#### TERMS

Available on a new lease direct from the landlord.

#### FURTHER INFORMATION

For further information please contact the below agents:



#### Larry Goldwasser, SIOR

larry.goldwasser@cbre.com  
O: 312.334.7201

#### Kevin Segerson

kevin.segerson@cbre.com  
O: 847.890.0614

#### Colin Green, SIOR

colin.s.green@cbre.com  
O: 312.334.7202

#### Philip Deboer

philip.deboer@cbre.com  
O: 847.706.4970