

CBRE

BRIDGE

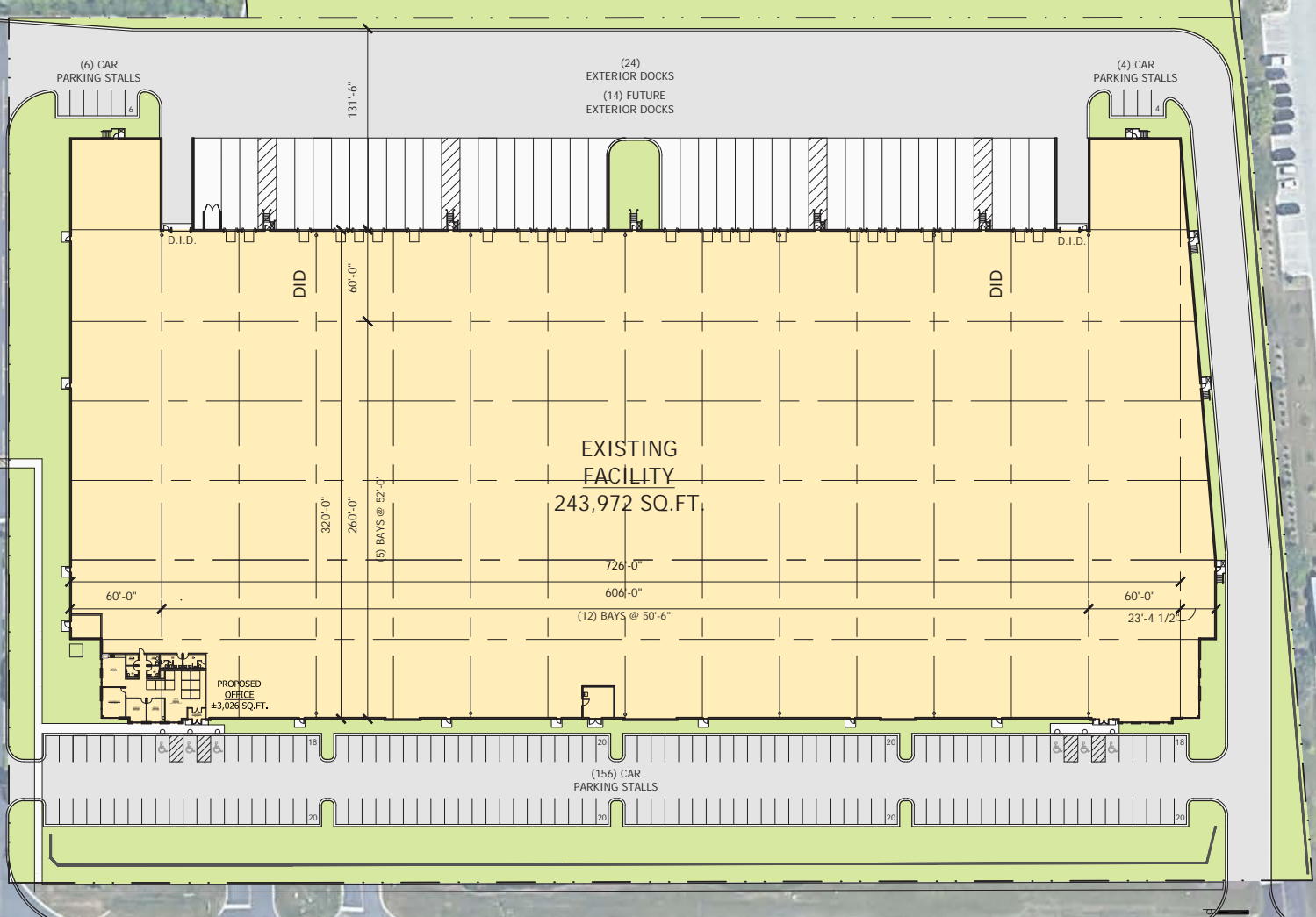
243,972 SF AVAILABLE



ROOF IS ON!

BRIDGE POINT
DOWNERS GROVE IV

2300 WARRENVILLE ROAD, DOWNERS GROVE, IL



Site Size (Acres):	12.02
Building/Available Size (Sq Ft):	243,972 (Divisible)
Office Size (Sq Ft):	3,026
Clear Height:	36'
Loading Docks:	24 Exterior (Expandable to 38)
Drive-In Doors:	2
Car Parking:	166 Spaces
Column Spacing:	50'6" W x 52' D
Date Available:	Summer 2026 Delivery
Asking Lease Rate:	Subject to Offer

ROOF IS ON!





FAR WEST
SUBURBS

INTERSTATE
88

INTERSTATE
355



Cross Street

Warrenville Road

CHICAGO

34

Drive Times
1.5 miles / 5 mins - I-88 West
1.5 miles / 5 mins - I-355 South

Finley Road

EXCEPTIONAL SPECIFICATION



Exposure/
Signage
Along I-88



3,026 SF
speculative
office area



DuPage County
Location & Taxes



Potential to Fully
Fence & Secure Site



LED
Lighting



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



Bridge Industrial, a privately-owned, vertically integrated real estate investor and developer that 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.



Kayla Wagner

kwagner@bridgeindustrial.com
312 683 7231

FURTHER INFORMATION

For further information please contact the below agents:



Kevin Segerson

Executive Vice President
kevin.segerson@cbre.com
847 890 0614

Cal Payne

Executive Vice President
calum.payne@cbre.com
312 343 7707

Genna Ohrn

Transaction Manager
genna.ohrn@cbre.com
708 415 5350