

CBRE

BRIDGE

243,915 SF AVAILABLE

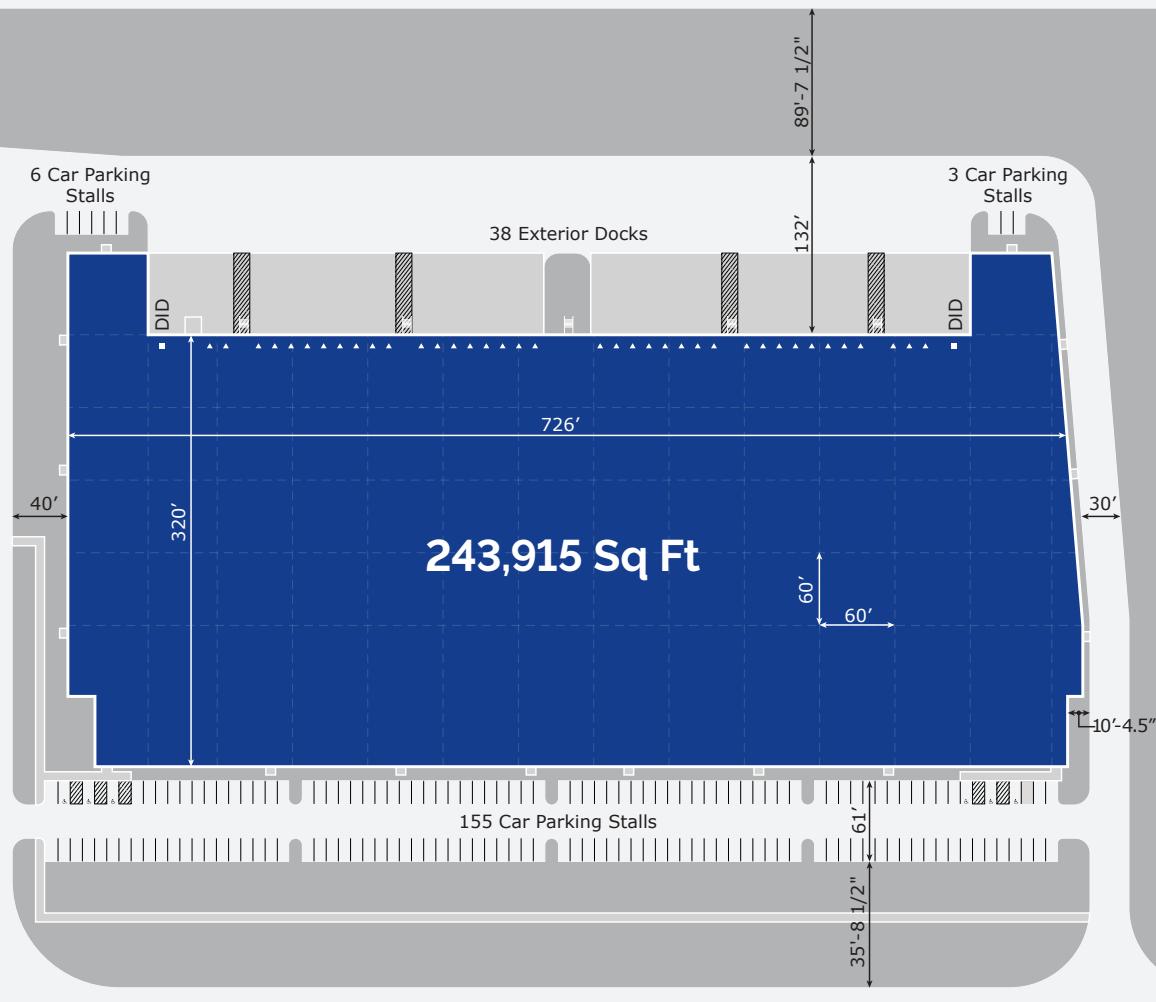


BRIDGE POINT
DOWNSERS GROVE IV

2300 WARRENVILLE ROAD, DOWNSERS GROVE, IL



EAST



Site Size (Acres):	12.02
Building Size (Sq Ft):	243,915
Available Size (Sq Ft):	243,915 (Divisible)
Office Size (Sq Ft):	To Suit
Clear Height:	36'
Loading Docks:	38 Exterior
Drive-In Doors:	2
Car Parking:	164 Spaces
Column Spacing:	50'6' W x 52' D
Date Available:	Q4 2026 Delivery
Asking Lease Rate:	Subject to Offer



Drive Times

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

EXCEPTIONAL SPECIFICATION



I-88 Frontage



Office Built
To Suit



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.



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FURTHER INFORMATION

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