



DARWINPW

R E A L T Y

CORFAC International

BRIDGE



BRIDGE POINT BLOOMINGDALE

303 MUNROE DRIVE, BLOOMINGDALE, IL

HIGH IMAGE WAREHOUSE / DISTRIBUTION SPACE DUPAGE COUNTY SUBMARKET

HIGHLIGHTS

- 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 onsite trailer parking
- Divisible to accomodate 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 (Bloomingtondale)



Alternate Layout



ACCESS MAP

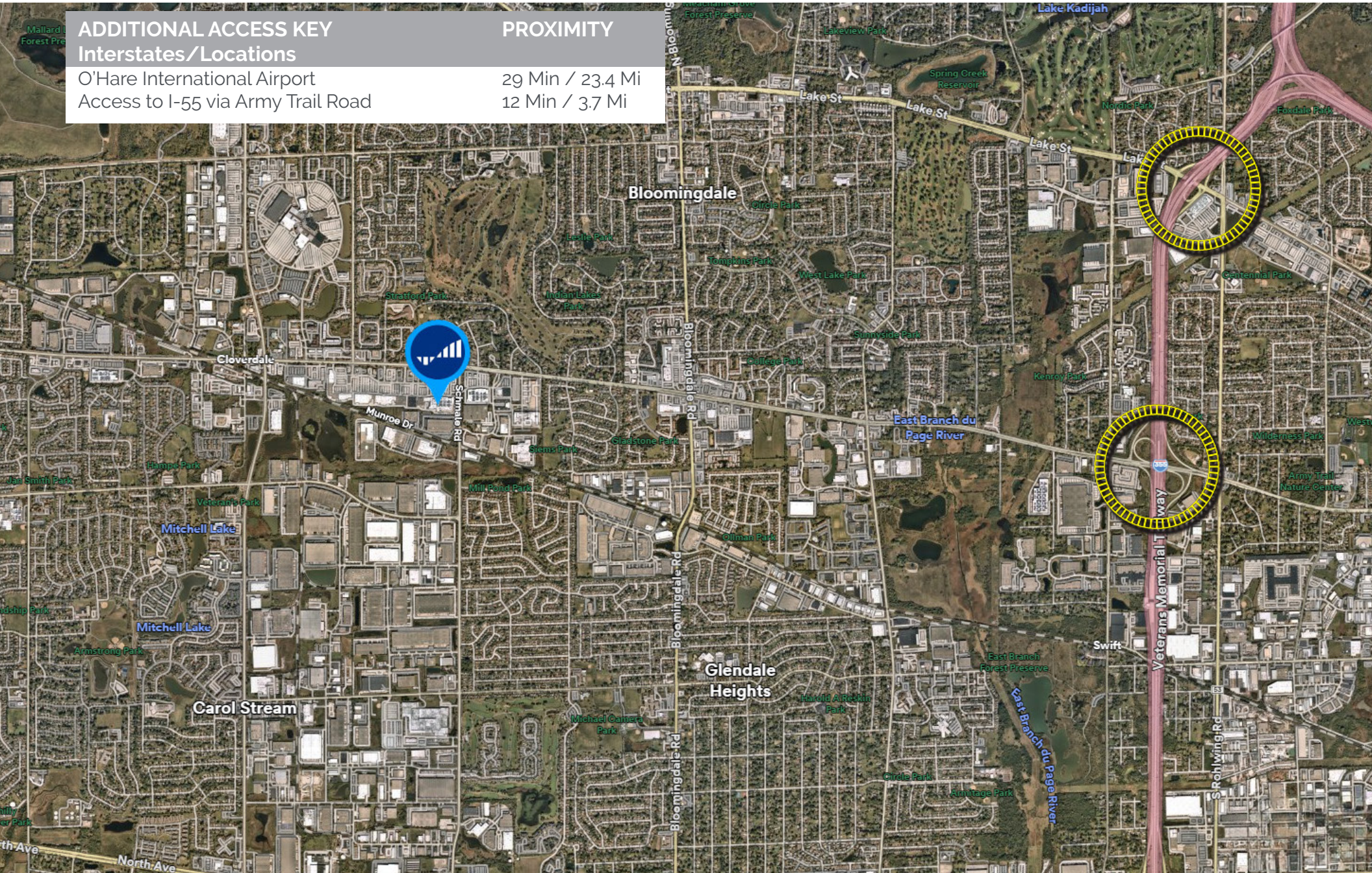
ADDITIONAL ACCESS KEY

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



CORPORATE NEIGHBORS





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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.



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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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