

**CBRE**

**BRIDGE**

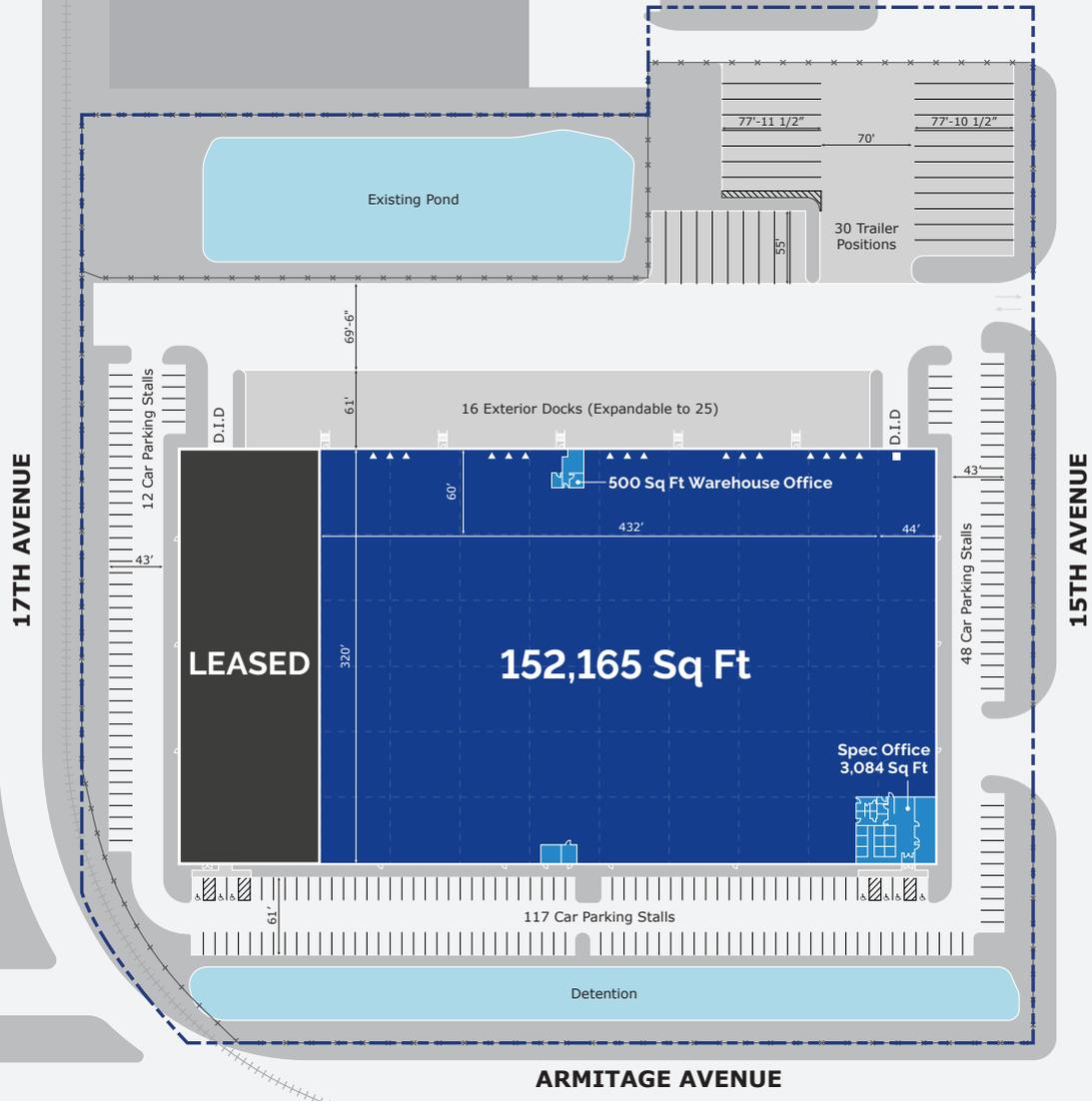
**152,165 SF AVAILABLE**



**SPEC OFFICE COMPLETE!**

**BRIDGE POINT  
MELROSE PARK II**

2100 N. 15TH AVENUE, MELROSE PARK, IL



Building Size (Sq Ft):	186,880
Available Size (Sq Ft):	152,165 (Divisible)
Office Size (Sq Ft):	3,084 Main 500 Warehouse
Clear Height:	36'
Loading Docks:	16 Exterior (Expandable to 25)
Drive-In Doors:	1
Car Parking:	181 Spaces
Trailer Parking:	30 Stalls (Expandable)
Column Spacing:	54' W x 52' D
Real Estate Taxes (Per Sq Ft):	\$3.25 (2026 estimate)
Date Available:	Immediately
Asking Lease Rate:	Subject to Offer



## SPEC OFFICE COMPLETE!



# EXCEPTIONAL SPECIFICATION



Class 6B Tax Incentive



3,084 Sq Ft Spec Office



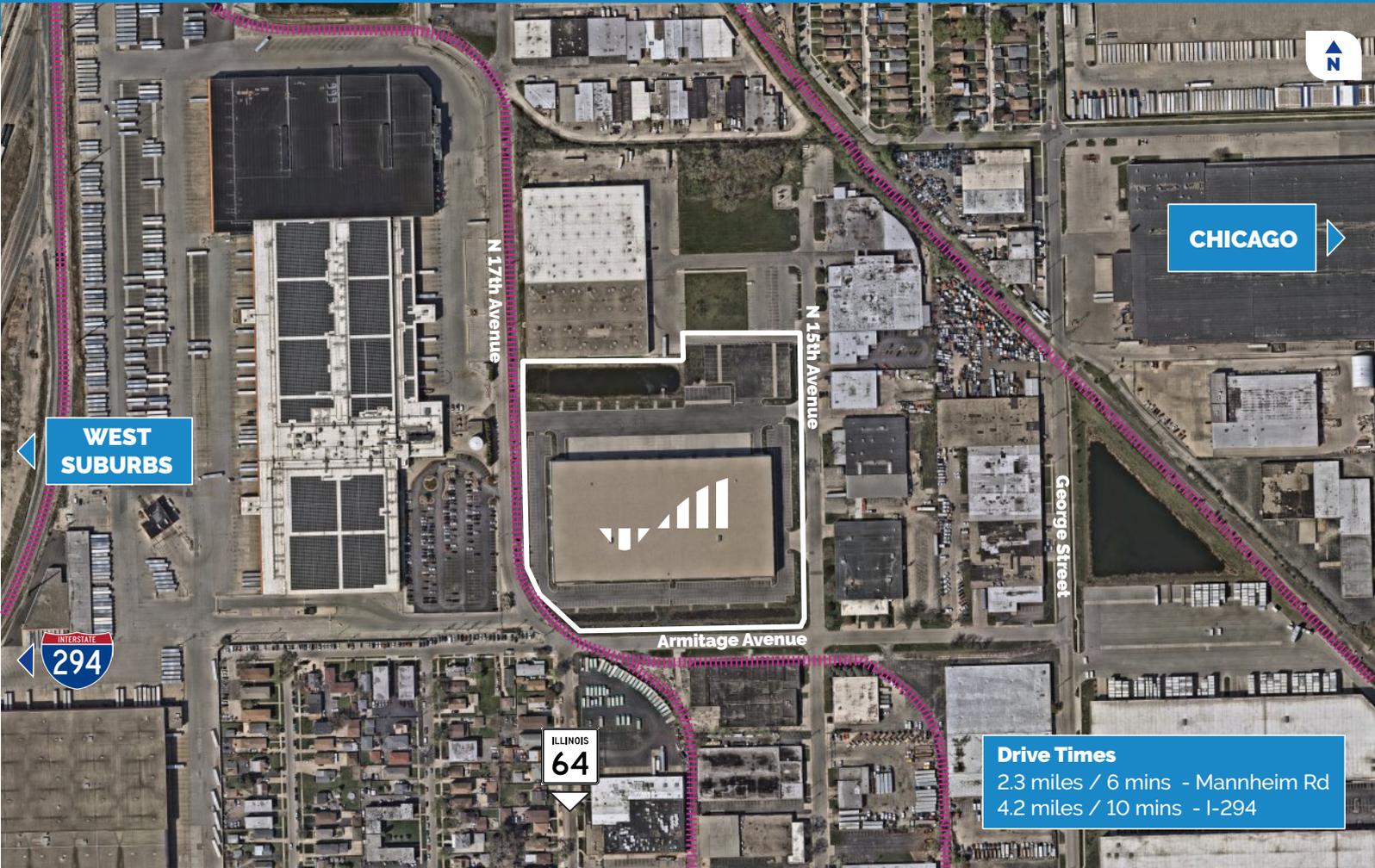
On-Site Trailer Parking



Potential to Fully Fence & Secure Site



LED Lighting





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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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