

# FOUNTAIN SQUARE COMMERCE CENTER

 **BRIDGE**



599 S. Schmidt Road | Bolingbrook, IL

## HIGHLIGHTS

- Heavy Power - 3,125 Amps / 480 Volts
- Low Will County real estate taxes
- Excellent access via IL Route 53
- Less than 2 miles / 6 minutes from 4-way interchange to I-55
- High end Remington Lakes Business Park setting

AVAILABLE SPACE

**28,303-109,700 SF**

CLEAR HEIGHT

**32'**

SITE AREA

**12.03 Acres**

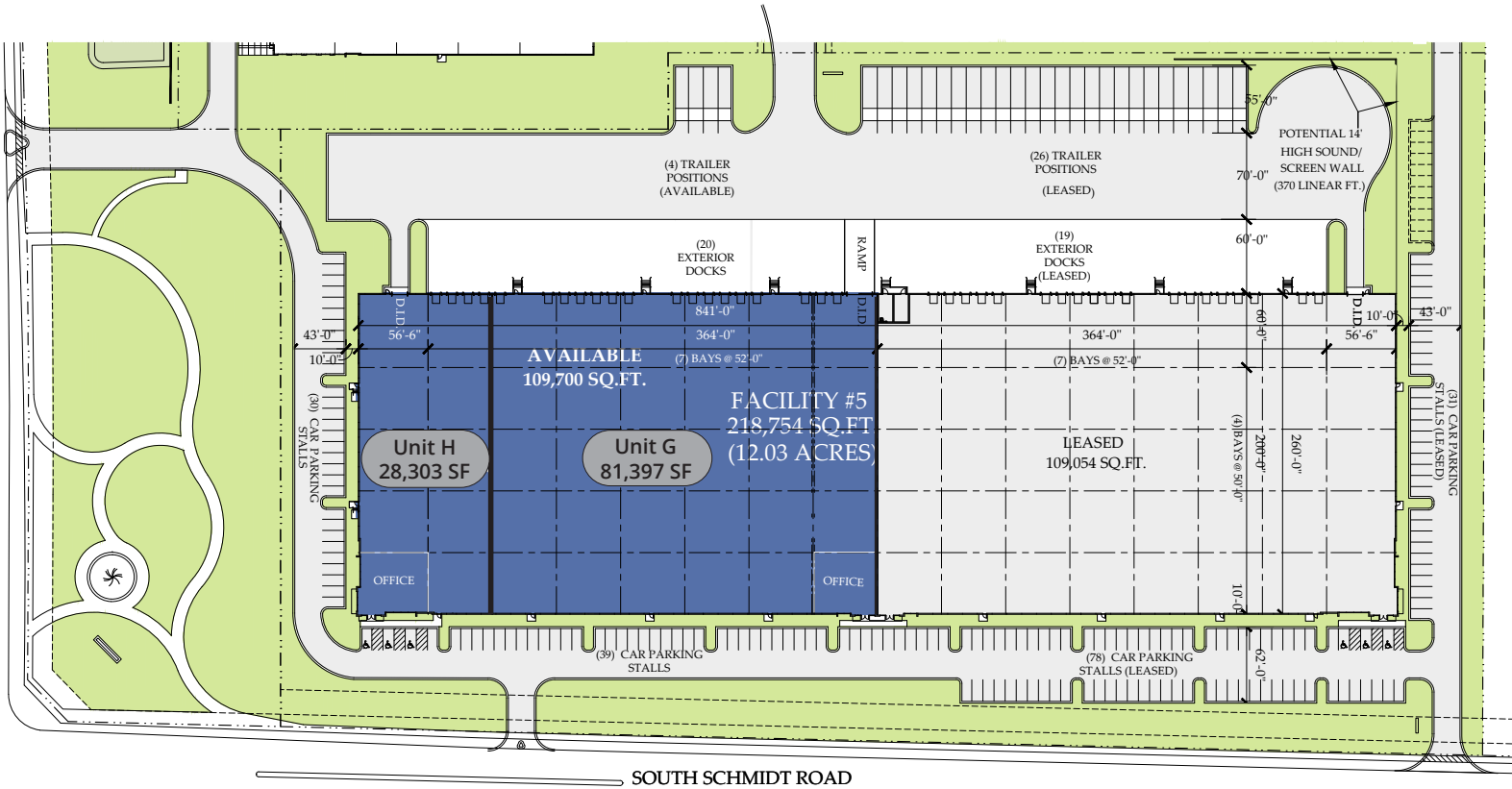
BUILT

**2020**

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## HIGHLIGHTS

- Available: 109,700 Total SF
- Office area: 9,389 Total SF
- Total building: 218,754 SF
- Site area: 12.03 acres
- Ceiling height: 32' clear
- Trailer parking: 7 positions
- Car parking: 69 stalls
- Dock doors: 20 positions, fully equipped
- Drive-in doors: 2
- LED warehouse lighting
- Bay size: 52' x 50'
- Speed bay: 52' x 60'
- Power: 3,125 Amps / 480 Volts

### Unit H:

Available: 28,303 SF  
 Office: 3,958 SF  
 Drive-in doors: 1 - (12' x 14')  
 Dock doors: 4 positions, fully equipped  
 Power: 725 amps / 480 volts  
 Secured truck court

### Unit G:

Available: 81,397 SF  
 Office: 5,431 SF  
 Drive-in doors: 1 - (20' x 20')  
 Dock doors: 16 positions, fully equipped  
 Power: 2,400 amps / 480 volts  
 Trailer parking: 7 positions

# SURROUNDING CORPORATE USERS



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# LOCATION



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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 industrial facilities in high barrier to entry markets across the globe, that can meet the steady demand for last-mile and next-day delivery.

**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.

# RECOGNITION

## NAIOP

### CHICAGO

Developer of the Year  
2021 • 2019 • 2015

Industrial Redevelopment of the Year  
2015 • 2014

Industrial Speculative  
Development of the Year  
2022 • 2021 • 2020 • 2019 • 2018 • 2017

### MIAMI/SOUTHERN FLORIDA

Developer of the Year  
2023 • 2021 • 2019 • 2018 • 2016

Project of the Year  
2017

### SOUTHERN CALIFORNIA

Industrial Project of the Year  
2024 • 2022

### NEW JERSEY

Deal of the Year  
2020 • 2018

### SEATTLE

Deal of the Year  
2024

## TOBY

### MIAMI/SOUTHERN REGION

Industrial TOBY Award  
Pacific Northwest Region  
2023 • 2022

### SEATTLE/PACIFIC NW

Industrial TOBY Award  
Pacific Northwest Region  
2024

Industrial TOBY Award  
Seattle King County  
2023

## ESG/COMMUNITY

GREEN LEASE LEADER - GOLD  
2023

UNITED WAY NORTHERN NEW JERSEY  
Industrial Impact Award  
2022

CITY OF FORT LAUDERDALE  
Community Appearance Award  
2019, 2018

## MEDIA

### CHICAGO COMMERCIAL REAL ESTATE AWARDS

Developer of the Year  
2018 • 2015 • 2011

Industrial Development of the Year  
2021

### ILLINOIS REAL ESTATE JOURNAL

Industrial Project of the Year - Multi-Tenant  
2021

Most Significant Industrial  
Transaction of the Year  
2019

### NEW JERSEY BUSINESS & INDUSTRY ASSOCIATION

New Good Neighbor  
2023 • 2021

### SAN FRANCISCO BUSINESS JOURNAL

Deal of the Year  
2024

### SOUTH FLORIDA BUSINESS JOURNAL

Industrial Project of the Year  
2022 • 2020 • 2018



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