

FOUNTAIN SQUARE COMMERCE CENTER



599 S. Schmidt Road | Bolingbrook, IL

HIGHLIGHTS

- 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

AVAILABLE SPACE

28,303-109,700 SF

CLEAR HEIGHT

32'

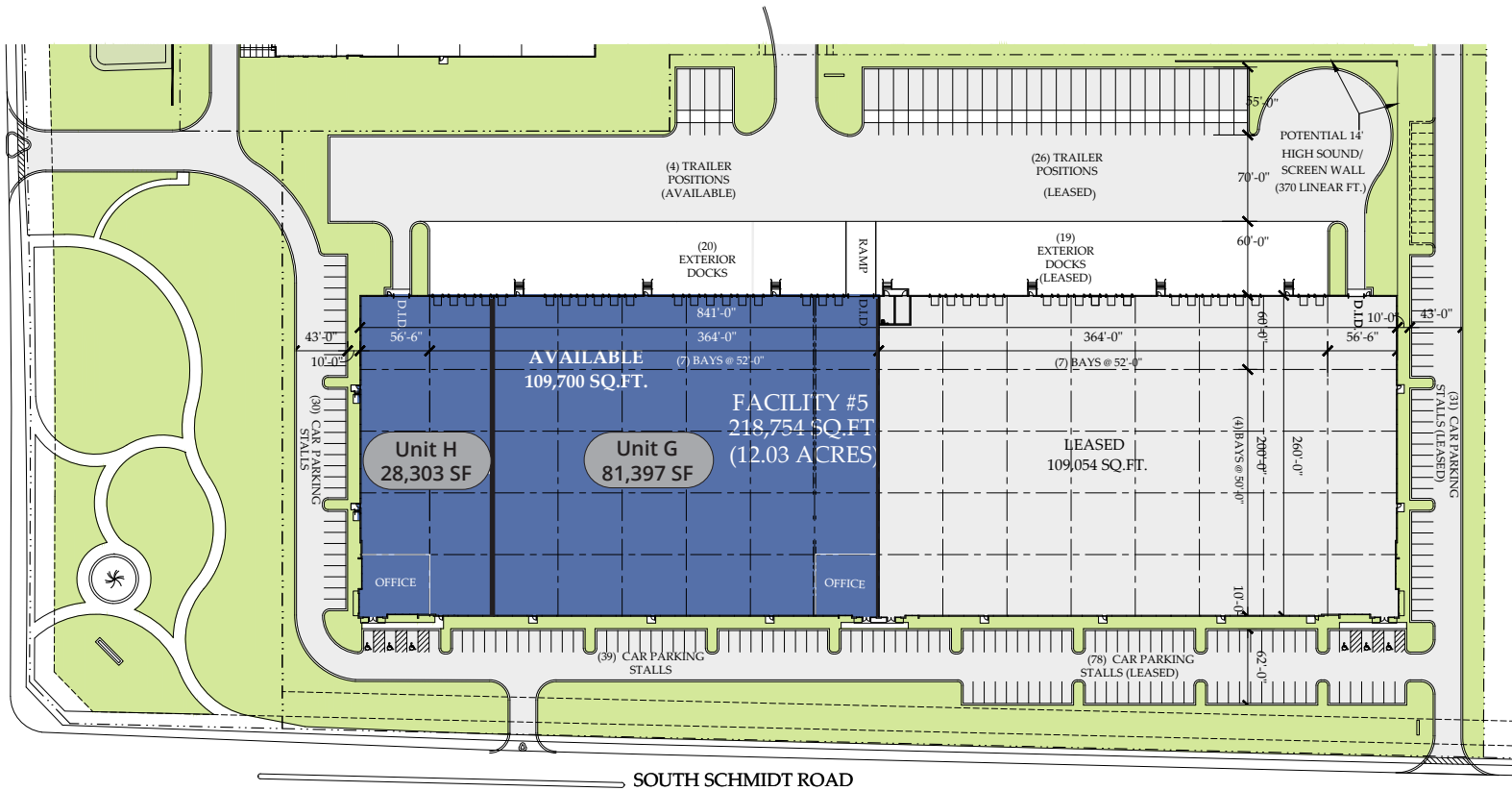
SITE AREA

12.03 Acres

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Colliers



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'
- 1400 Amps - Distribution throughout Warehouse

Unit H: 28,303 SF

Office: 3,958 SF

Drive-in doors: 1 - (12' x 14')

Dock doors: 4 positions, fully equipped

Power: 600 amps

Secured Truck court

Unit G: 81,397 SF

Office: 5,431 SF

Drive-in doors: 1 - (20' x 20')

Dock doors: 16 positions, fully equipped

Power: 800 amps

Trailer Parking: 7 positions

SURROUNDING CORPORATE USERS

BRIDGE



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LOCATION

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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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