

NAIOP Chicago
38th Annual Awards for Excellence Finalists

Industrial Speculative Development of the Year - Large Scale (400,000 S.F.)

Bridge Point Romeoville | Bridge Industrial

- **Address:** 187 Southcreek Parkway
- **Square Footage:** 660,214
- **Project Cost:** \$87,398,384

Bridge Point Romeoville, developed by Bridge Industrial, designed by Cornerstone Architects, and built by ARCO Murray, transformed nearly 67 acres of raw farmland into a 660,214 SF Class A industrial park in the I-55 submarket. Despite floodplain constraints and unstable soils, Bridge executed tailored remediation, delivering both buildings on time and on budget. The project achieved LEED registration, secured a \$16M TIF, and leased 100% of the space within eight months—setting a record rent above \$8.20 PSF. Now fully stabilized, the park stands as a rare, high-performing asset in a supply-constrained submarket under development moratorium.

