

DHL Global Forwarding Center at O'Hare International Airport
Lower Express Drive
Chicago, IL 60666

Property Description

Jeanne Rogers, Arthur J. Rogers & Co., represented DHL Global Forwarding in a three-year search process for its Global Forwarding Center. The search culminated in a 10-year lease with Aeroterm for a 491,130 s.f. build-to-suit. Located at O'Hare International Airport, the facility will be DHL's largest in the nation. The project, slated for LEED certification, is valued at \$36.3 million and scheduled for completion in Fall 2014. It is expected to create hundreds of construction jobs and 500 permanent jobs for the area.

Total Project Cost: \$36,302,147

Total Project Square Footage: 491,130 s.f.

Landlord Seller Broker (s)

John Cassidy
Lee & Associates

Ken Franzese
Lee & Associates

Chris Nelson
Lee & Associates

Tenant Buyer Broker

Jeanne Rogers
Arthur J. Rogers & Co.

Ferrara Candy Company at 901 Carlow Drive
Bolingbrook, IL 60490

Property Description

CBRE represented Ferrara Candy Company in consolidating multiple Chicagoland warehouses into a single distribution center along I-55 in Bolingbrook. The location was attractive for its proximity to the company's manufacturing facilities as well as its quick access to I-55, I-355, and I-80.

Total Project Cost: \$57,000,000

Total Project Square Footage: 747,152 s.f.

Landlord Seller Broker (s)

Sean Henrick
Cushman & Wakefield

Jason West
Cushman & Wakefield

Tenant Buyer Broker (s)

Jeff Counsell
CBRE

Matt Mulvihill
CBRE

Cal Payne
CBRE

Kevin Segerson
CBRE

Kenall Manufacturing
104th Avenue and 55th Street
Kenosha, WI 53158

Property Description

Responding to strong economic growth, Kenall Manufacturing needed to increase production - and internal projections gave Kenall the courage to double its facility and workforce. Transwestern utilized expansive market analysis, labor and commutation studies, site selection and process engineering studies to profile a foot print and then narrow sixty alternatives to eight in Illinois and Wisconsin. CBRE, representing LaSalle Investment Management and Panattoni, responded quickly with a competent building program and compelling economics. Transwestern negotiated incentives with State and local representatives, including both Governors, and procured cash, tax credits and other support equal to 50 percent of the total project cost. In the end, Kenall was able to triple its facility and grow its workforce to 400 employees with sufficient residual land for future growth.

Total Project Cost: BTS cost \$19,201,265

Total Project Square Footage: 365,000 s.f.

Landlord Seller Broker (s)

Tom Boyle
Transwestern

Jared Paff
Transwestern

Tenant Buyer Broker (s)

Ryan Bain
CBRE

Zackary Graham
CBRE

Brett Kroner
CBRE

Keith Puritz
CBRE

Michelin at RidgePort Logistics Center
29900 S. Graaskamp Boulevard
Wilmington, IL 60481

Property Description

In the largest lease transaction to be completed nationwide so far this year, and the largest deal locally since 2006, tire manufacturer Michelin signed a long-term lease for 1.7 million s.f. of space in a multi-building campus now being developed by Ridge Development Co. in their 1,500-acre, 14 million s.f. RidgePort Logistics Center in the southwest suburb of Wilmington. The state-of-the-art buildings, which are scheduled to be completed on a tight schedule by June 2015, were designed by Cornerstone Architects Ltd. General Contractor is Ledcor Construction.

Total Project Cost: Confidential

Total Project Square Footage: 1,700,000 s.f.

Landlord Seller Broker (s)

Dominic Carbonari
JLL

Steve Ostrowski
JLL

Keith Stauber
JLL

Richard Thompson
JLL

Tenant Buyer Broker (s)

Traci Buckingham Payette
CBRE

Steve Navarro
CBRE

Trey Pennington
CBRE

NAR Business Park
543 Frontenac
Naperville, IL 60563

Property Description

Representing NAR Business Park, Transwestern completed a 36.9 acre, 375,000 s.f. build-to-suit sale transaction by assuming the role of developer to come out victorious in a competition with internationally recognized developers. Determining this large site had higher value as a build-to-suit offering than land transaction, the brokers took on the role of the developer, engaging the services of a respected architect and general contractor to spec site plans, architectural plans and building cost estimates producing a project that exceeds \$50 million investment with unique requirements and specifications dictated by the buyer's material handling process.

Total Project Cost: BTS cost \$21,309,412

Total Project Square Footage: 375,000 s.f.

Landlord Seller Broker (s)

Tom Boyle
Transwestern

David Friedland
Transwestern

Jared Paff
Transwestern

Tenant Buyer Broker (s)

Joseph Howell
NAI Corporate Global Solutions

Adam Roth
NAI Hiffman

Neovia Logistics Services at CenterPoint Intermodal Center
3930 Cedar Creek Drive
Joliet, IL 60436

Property Description

Neovia Logistics Services, a third party logistics provider, signed a 10-year lease in December 2013 for a 405,600 s.f. build-to-suit facility at CenterPoint Intermodal Center in Joliet. The intermodal development was an ideal location for Neovia to locate a 300' deep cross-loaded distribution facility due to the throughput advantage for transload clients. In addition, the Intermodal Center created substantial transportation savings as Neovia anticipates annual importing/exporting volume of 30,000 containers from this facility. Developer: CenterPoint Properties; Architect: Cornerstone Architects Ltd.; General Contractor: FCL Builders.

Total Project Cost: \$27,000,000

Total Project Square Footage: 405,600 s.f.

Landlord Seller Broker (s)

Dan Leahy
NAI Hiffman

Adam Roth
NAI Hiffman

Tenant Buyer Broker (s)

Dan Leahy
NAI Hiffman

Adam Roth
NAI Hiffman

Peacock Engineering at International Centre West
1001 Crossroads Parkway
Romeoville, IL 60446

Property Description

Colliers International's Brian Kling represented Peacock Engineering in the 530,000 s.f., 12-year lease of 1001 Crossroads Parkway in Romeoville. This was the second-largest lease in the I-55 Corridor in 2013. The transaction, valued in excess of \$32 million, was complex. Peacock had a very tight occupancy timeframe, and because there was a tenant already in place, a lease termination needed to be negotiated. Peacock also had extensive freezer/refrigeration needs which would require in excess of \$35 million in tenant improvements at the property. As it only took two months from the start of the search to building identification, Peacock was able to occupy the facility within its designated timeframe. Owner Prologis was extremely satisfied to have a high credit tenant in place on a long-term basis. More than 600 jobs will be added to the Village of Romeoville. Architect: Sparks Architects Incorporated; General Contractor: The Missner Group.

Total Project Cost: \$30,000,000

Total Project Square Footage: 530,000 s.f.

Landlord Seller Broker (s)

Kelly Gray
JLL

Trevor Ragsdale
JLL

Tenant Buyer Broker

Brian Kling
Colliers International

Weber-Stephen Products at 1 Weber Drive
Huntley, IL 60142

Property Description

The build-to-suit for lease transaction between Weber-Stephen Products, a long-standing Darwin Realty client, and Duke Realty Corporation is a 757,000 s.f. cross-docked facility expandable to 1,150,000 s.f. with amenities including 150 exterior loading docks, 350 trailer parking spaces, 32' clear ceilings and ESFR sprinkler system. The property is located on 75 acres at I-90 and Route 47 off Freeman Road on Weber Drive. Architect: Kelly Harris, Harris Architects.; Engineer: Jeff Jacob, Jacob and Hefner.

Total Project Cost: \$43,150,000

Total Project Square Footage: 757,000 s.f.

Landlord Seller Broker

Ryan O'Leary
Duke Realty

Tenant Buyer Broker

Noel Liston
Darwin Realty & Development Corporation

Woodward Corporation at Howard 220
6300 Howard Street
Niles, IL 60714

Property Description

Tom Rodeno and Chris Volkert, Colliers International, represented Duke Realty Corporation in the \$37 million sale of a 369,215 s.f. renovated industrial facility at 6300 Howard Street in Niles. Howard 220 was a 1950s-era industrial building partially redeveloped by Duke in 2007. The buyer, Woodward Corporation, who was represented throughout the process by Kurt Sarbaugh, Eric Kunkel and Scott Ohlander, JLL, was interested in the 229,500 s.f., renovated portion of the facility but needed additional space. Woodward purchased the entire building while Duke added a new, two-story, 100,000 s.f. office building that integrates with the previously redevelopment portion. Ware Malcomb was the architect.

Total Project Cost: \$37,000,000

Total Project Square Footage: 369,215 s.f.

Landlord Seller Broker (s)

Thomas Rodeno
Colliers International

Christopher Volkert
Colliers International

Tenant Buyer Broker (s)

Eric Kunkel
JLL

Scott Ohlander
JLL

Kurt Sarbaugh
JLL