

Ashley Furniture  
1045 W. Crossroads Parkway  
Romeoville, IL 60446

**Property Description**

As one of the largest industrial build-to-suit deals in the Chicago area and the I-55 Corridor to commence construction in 2013, the \$25.8 million, 453,546 s.f. Ashley Furniture project is more than just your typical warehouse. Ryan Companies US, Inc., the developer and general contractor, and Harris Architects, Inc., architect, have designed a two-component building. The first component is a distribution warehouse and two-story, customer service office; the second component is a 60,000 s.f. retail furniture outlet store, the first in Romeoville, Illinois. The distribution warehouse features 40-foot clear ceilings versus the traditional 30/32-foot. The retail outlet includes a furniture pick-up area for customers' convenience. This facility will integrate into the existing nationwide network of Ashley Furniture's manufacturing, distribution and retail locations.

**Developer**

Ryan Companies US, Inc.

**Total Project Cost:** \$25,839,378

**Total Project Square Footage:** 453,546 s.f.

DHL - O'Hare Express North  
11601 W. Touhy Avenue, Building 895  
Chicago, IL 60666

**Property Description**

FCL Builders is proud to be constructing this 491,000 s.f. airfreight facility at O'Hare for DHL. Developed by Aeroterm, this is the second time this international airport facility provider has chosen FCL to build a new facility for DHL, and it is the third time FCL has built for DHL in Chicago. Completed in October of 2014, this is DHL's largest Global Forwarding Center in the United States. The building includes 49,000 s.f. of office space and is designed to achieve LEED Silver Certification.

**Developer**

Aeroterm

**Total Project Cost:** \$24,000,000

**Total Project Square Footage:** 491,000 s.f.

FedEx Ground Distribution Center  
5959 W. Howard Street  
Niles, IL 60714

**Property Description**

Meridian Design Build was selected by Scannell Properties to provide design-build services for a new 306,448 s.f. automated package sorting and distribution center in Niles, Illinois. The scope of the project includes the redevelopment of a 34-acre site at the northeast corner of Howard and Lehigh that was home for more than 50 years to a Grainger Industrial Supply distribution center. The project included demolition of 756,000 s.f. of existing buildings and adjacent parking lots. More than 50,000 tons of concrete were crushed onsite and recycled to reduce environmental impacts and manage overall project costs. The new automated sort facility includes 249 exterior trailer stalls and a 556 car employee parking lot. Additional improvements include a vehicle maintenance garage and gateway security building designed to support daily operations at the facility.

Architect: Precept Design ; General Contractor: Meridian Design Build.

**Developer**

Scannell Properties

**Total Project Cost:** \$30,000,000

**Total Project Square Footage:** 306,448 s.f

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

**Property Description**

Over 18 months, Transwestern implemented an aggressive schedule to locate a site and develop a facility tripling Kenall Manufacturing's production footprint. Transwestern's plan focused on increasing Kenall's technical workforce to 400, and assembling a strong design/build team that included Partners in Design Architects and Alston Construction. Transwestern narrowed 60 alternatives to eight sites in Illinois and Wisconsin. They negotiated with state, county and city representatives including both Governors resulting in cash, tax credits and other incentives to dramatically offset the total project costs. Due to Transwestern's unique process, Kenall expanded their original requirement by 30% plus ample land for growth.

**Developer**

LaSalle Investment Management

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

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

Major E-Commerce Retailer Build-to-Suit  
3501 120th Avenue  
Kenosha, WI 53144

**Property Description**

This development represents the acquisition of 160 acres to accommodate a fulfillment center campus adjacent to I-94 in Kenosha, Wisconsin, just eight miles from the Illinois border. The development consists of a 1 million s.f. build-to-suit fulfillment center, complemented by structural mezzanines that provide nearly 1.4 million s.f. of additional floor area, and positioned next to a new 514,011 s.f. build-to-suit warehouse. The total useable floor space totals approximately 3 million s.f. Expected to employ well over 1,000 workers, the stabilized cost will be in excess of \$130 million. This project ranks amongst one of the all-time largest industrial developments in the Chicago Metropolitan area. Architect: Ford & Assoc.; General Contractor: Clayco.

**Developer**

KTR Capital Partners

**Total Project Cost:** \$130,000,000

**Total Project Square Footage:** 1,531,722 s.f.

Neovia Build-to-Suit  
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, Illinois. 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. Architect: Cornerstone Architects Ltd; General Contractor: FCL Builders.

**Developer**

CenterPoint Properties

**Total Project Cost:** \$27,000,000

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

Ridgeport/Michelin  
29900 S. Graaskamp Boulevard  
Wilmington, IL 60481

**Property Description**

In the largest industrial development to begin construction nationwide so far this year, and the largest such project locally since 2006, Ridge Development Co., is developing a 1.7 million s.f. multi-building distribution center that it has pre-leased to tire manufacturer Michelin at Ridge's 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. Architect: Cornerstone Architects Ltd.; General Contractor: Leducor Construction.

**Developer**

Ridge Development Co.

**Total Project Cost:** Confidential

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

Weber-Stephen Products Build-to-Suit  
Route 47 Exchange, I-90  
Huntley, IL 60142

**Property Description**

After Weber-Stephen Products identified the land for its new national distribution center, the company selected Duke Realty to serve as developer of the project, with Keeley Construction as general contractor. The built-to-suit bulk warehouse, located adjacent to the Weber's manufacturing facility, is 757,120 s.f., making it one of the largest BTS projects in Chicago in the past three years. As part of the transaction, Duke Realty completed due diligence and preliminary engineering to annex and zone the property into the village of Huntley. Weber will use the Harris Architects-designed facility, which is expandable to 1,162,720 s.f., to consolidate warehouse and shipping operations.

**Developer**  
Duke Realty

**Total Project Cost:** \$43,124,000  
**Total Project Square Footage:** 757,120 s.f.