

NAIOP Chicago 37th Annual Awards for Excellence Finalists Industrial Build-to-Suit Development of the Year

LogistiCenter at Pleasant Prairie | Dermody Properties

- **Address:** 8000 95th Street, Pleasant Prairie, WI
- **Square Footage:** 2,384,765
- Dermody Properties is developing a 595,000 SF state-of-the-art advanced manufacturing facility for Smurfit Westrock to serve the Great Lakes region. Located in Pleasant Prairie, Wisconsin, the LogistiCenter® at Pleasant Prairie, once home to a We Energies power plant, sits adjacent to infrastructure supporting unrivaled power capacity and rail connectivity. Smurfit Westrock, a global leader in sustainable packaging, will utilize the latest technology and automation at the corrugated converting facility. The project, designed by Partners in Design and being built by Riley Construction, incorporates Union Pacific rail connection with over 12,000 feet of new rail track, including an interior loading track.



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Panduit Distribution Center | Crow Holdings Industrial

- **Address:** 9945 Mississippi St. Crown Point, IL
- **Square Footage:** 425,240
- Panduit's new distribution center is a 425,240 SF build-to-suit along I-65 in Merrillville, IN in the heart of the exploding NW Indiana submarket. Developed by Crow Holdings and built by ARCO/Murray, this 40' clear facility features 15,000 SF of office with a 30' tall entrance lobby. The building is equipped with an advanced Building Automation System (BAS), an Uninterruptable Power Supply (UPS), and a 1000kW generator to ensure seamless operations. Additionally, the installation of an Argonite Pre-Action System, an effective gas-based fire suppression solution, safeguards sensitive IT equipment. Developer: Crow Holdings | GC: ARCO/Murray | Architect: GMA | Civil: CAGE



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Project Dolphin | Venture One Real Estate

- **Address:** 7853 S Mulford Rd, Cherry Valley, IL
- **Square Footage:** 350,165
- Venture One developed Project Dolphin as a single-phased BTS development. The 350,165 square-foot facility was capitalized by Affinius Capital (USAA) and will serve as a distribution center for DB Schenker's client Microsoft. This will be a mission-critical facility as DB Schenker / Microsoft will be able to service any data center within the US in under 24 hours from this location.
- Project Dolphin (DB Schenker) features a 36' clear height, 57 loading docks, and 6,500 SF of office buildout. This development also features cutting-edge technology helping the development achieve LEED Platinum.



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Project Go Big or Go Home (GBOGH) | Crow Holdings Industrial

- **Address:** 8455 Brisbin Rd, Morris, IL
- **Square Footage:** 1,199,108
- Project GBOGH is a 1,199,108 SF rail-served build-to-suit for lease along I-80 in Morris, IL for GE Appliances, a Haier company. Developed by Crow Holdings and built by ARCO/Murray, this 40' clear regional distribution facility features 100% concrete site pavement, 124 loading docks, 600 trailer stalls, and fully complies with FM Global requirements. To enhance operational efficiency, the building is served by a 5,000' CSX rail spur for direct loading and unloading at 18 rail dock positions. Developer: Crow Holdings | GC: ARCO/Murray | Architect: GMA | Civil: SPACECO

