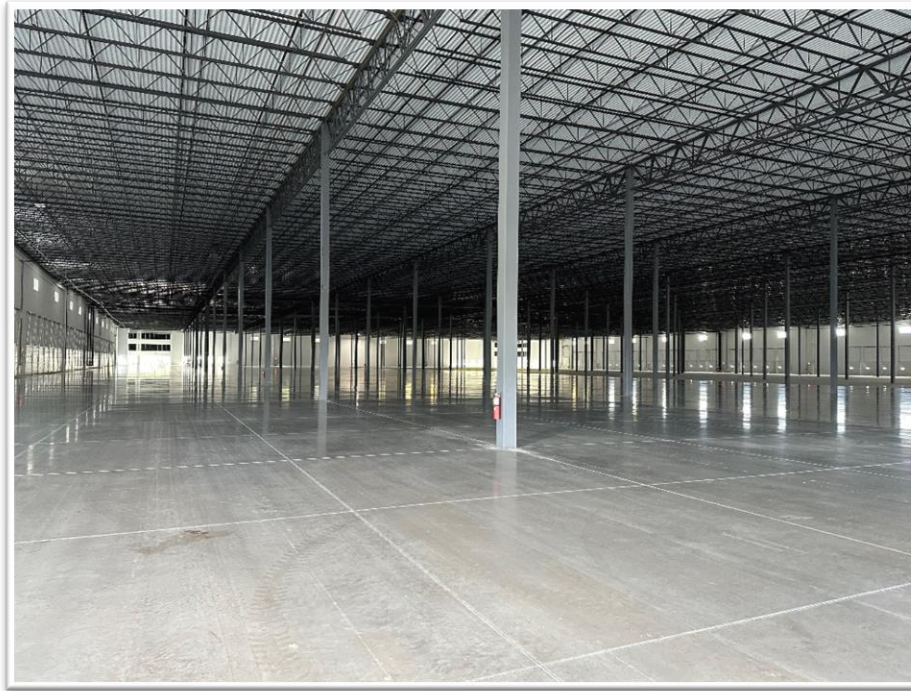


NAIOP Chicago 37th Annual Awards for Excellence Finalists Broker Transaction of the Year - Industrial Investment

1303 Jack Court | 1303 Jack Ct, Bartlett, IL

- **Square Footage:** 400,112
- 1303 Jack Ct, Bartlett was purchased by a private investor represented by Dan Smolensky, SIOR and Rob Prioletti from TMG Real Estate Advisors. The 400,000 SF distribution center was built on 26 Acres by Midwest Industrial Funds and was completed in September 2023. The purchaser closed on the property in December of 2023. The 400,000 SF building has 36' ceilings, 77 loading docks and 115 dedicated trailer parking spots.
- **Brokers:** Rob Prioletti & Daniel Smolensky, *TMG Real Estate Advisors*



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Halsted Pershing Business Center | 815 W Pershing Ave, Chicago

- **Square Footage:** 104,008
- 104,008 square foot Class A industrial facility located just southwest of downtown Chicago in the Stockyards District, the 2009-built facility is a rare Class A industrial offering within Chicago's city limits and benefits from a recently-renewed Cook County 6b tax abatement, a 12-year agreement that will remain in place through tax-year 2033 (pay 2034).
- **Brokers:** Sean Devaney, Ed Halaburt & Kurt Sarbaugh, *JLL*



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I-55 Corridor Portfolio | 1125 Remington Blvd, 555 Remington Blvd, 340 Crossroads Pky, Romeoville, IL

- **Square Footage:** 1,279,014
- Cushman & Wakefield's National Industrial Advisory Group (Central) represented the Seller in the sale of the I-55 Corridor Portfolio, located in Chicago's top performing submarket. The fully leased portfolio is a collection of three (3) Class A assets totaling 1,279,014 square feet. Situated within the I-55 Corridor, the portfolio benefits from unmatched interstate access, proximity to a deep labor pool, and access to an abundance of amenities.
- **Brokers:** Megan Barker, Jim Carpenter, Mike Tenteris & Adam Tyler, *Cushman & Wakefield*



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O'Hare Logistics Portfolio | 10700 Waveland Ave, Franklin Park, IL

- **Square Footage:** 789,939
- CBRE National Partners represented UBS / CenterPoint Properties in the sale of O'Hare Logistics Portfolio, a four-building, 789,939 square foot portfolio fully leased to ten tenants and included an additional 4.27-Acre land site primed for immediate re-development of more than 65,000 square feet. Situated within Chicago's strongest industrial submarket and less than half a mile away from the O'Hare International Airport South entrance, the portfolio offered investors a unique opportunity to access a high barrier to entry marketplace. Link Logistics acquired the portfolio in a transaction that closed in October of 2023.
- **Brokers:** Ryan Bain, Michael Caprile, Zach Graham & Joe Horrigan, *CBRE*



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Tranformco/Gotion at 333 South Spruce Street | 333 S. Spruce St., Manteno, IL

- **Square Footage:** 1,557,498sf facility situated on +/-153 acres
- At almost 1.6MSF the Tranformco/Gotion transaction was the largest user sale in the Chicago metro area in recent memory. More importantly Gotion plans to invest over \$2 billion to turn the facility into a state-of-the-art lithium battery manufacturing plant that is expected to generate 2,600 new jobs when it opens. Bolstered by a REV Illinois (Reimagining Energy and Vehicles) incentive package and the new Invest in Illinois fund, Gotion's decision to locate its new gigafactory in Illinois speaks to the state's growing reputation as an EV manufacturing powerhouse and represents a significant step forward in growing its EV ecosystem and supply chain. The plant is expected to begin production in 2024. The property was formerly occupied by a Kmart distribution facility.
- **Brokers:** Sam Durkin, Matt Greaney, Greg Matter, Meredith O'Connor, Trevor Ragsdale, Keith Stauber & Ada Wong, *JLL*



NAIOP Chicago 37th Annual Awards for Excellence Finalists Broker Transaction of the Year - Industrial Investment

Weber 55 Logistics Park | Corner of Weber and Taylor Roads, Romeoville, IL

- **Square Footage:** 897,377
- Colliers' Jeff Devine, Steve Disse and Tyler Ziebel represented Molto Properties in the sale of two recently constructed, Class A industrial buildings totaling 897,840 square feet. The buildings are located in the Weber 55 Logistics Park at the corner of Weber and Taylor Roads in Romeoville, Illinois. The buyer was an institutional investor advised by Principal Asset Management.
- **Brokers:** Jeff Devine, Steve Disse, & Tyler Ziebel, *Colliers*

