

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

E-Commerce Corporation at TheSilos at Sanders Farm | 9850 Mississippi St, Crown Point, IN

- **Square Footage:** 1,001,162
- The Avison Young industrial brokerage team of Adam Haefner, Zeke Rowan, Martin Makaitis, and Nick Fazio has had a major impact on the industrial market across the Chicago and Northwest Indiana. Since penning the anchor lease at Silos at Sanders Farm industrial park in 2020, the team has played a significant role in advancing one of the largest industrial developments across the Midwest. Their most recent achievement—a 1,001,162-square-foot lease located at 9850 Mississippi St. in Crown Point, IN—stands as one of the largest in recent history for both Northwest Indiana and the broader Chicago area. The forthcoming warehouse, situated on a sprawling 79-acre site, will serve as a new location for a major e-commerce corporation, further enhancing the park and the region's reputation.
- **Landlord/Seller's Brokers:** Adam Haefner, Martin Mikaitis, Zeke Rowan & Nick Fazio, *Avison Young*
- **Tenant/Buyer's Brokers:** Ryan O'Leary , *KBC Advisors*



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NORKOL at 900 Knell Road | 900 Knell Road, Montgomery, IL

- **Square Footage:** 330,694
- Dan Leahy represented the tenant NORKOL Converting Corporation in its relocation to the Centerpoint 88 Industrial Center in Montgomery, IL. NORKOL signed a long-term lease agreement for 330,694 square feet. Originally built in 1960 and most recently renovated in 2000, the industrial property is served by the BNSF railroad and located less than five miles from I-88. Upgrades to the building include improvements to the truck courts, sprinkler system, power capacity and lighting, plus demolition of the existing 30,000 square-foot mezzanine, enclosure of 10 interior docks and reactivation of the rail spur. CenterPoint is the developer.
- **Landlord/Seller's Brokers:** Dan Leahy, *NAI Hiffman*
- **Tenant/Buyer's Brokers:** George Cibula & Rick Daly, *DarwinPW Realty*



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Project Go Big or Go Home (Haier/GE Appliances) at Clarius Park Morris| I-80 and Brisbin Rd, Morris, IL

- **Square Footage:** 1,200,000
- CBRE's David Prell, Brent Woodruff, and Ted Gates represented Haier US Appliance Solutions in a new 1,200,000 SF lease within Clarius Park Morris, a 497-acre high-impact industrial park in Morris, Illinois at I-80 and Brisbin Rd. The new construction facility will house distribution operations for the company, enabling Haier to bring in over 250 rail cars per month on separate spurs, rack to 40', and consolidate its portfolio. Great effort was involved in seeking Class I rail-served sites with capacity for 600+ trailer stalls, fully securing the site, and achieving FM Global standards.
Developer: Crow Holdings
Architect and GC: Arco/Murray
- **Landlord/Seller's Brokers:** Mike Fonda, Adam Haefner & Zeke Rowan, *Avison Young*
- **Tenant/Buyer's Brokers:** Ted Gates, David Prell & Brent Woodruff , *CBRE*



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Reynolds Consumer Products at Monee Logistics Center | 25100 S Ridgeland Avenue,
Monee, IL

- **Square Footage:** 452,505
- Reynolds Consumer Products LLC leased 452,505 SF of area at the location known as Monee Logistics Center, LLC located at 25100 S Ridgeland Avenue, Monee, IL. Landlord is Seefried/Nuveen (Landlord) and for a term of 87 months.
- **Landlord/Seller's Brokers:** Sean Henrick & Jason West, *Cushman & Wakefield*
- **Tenant/Buyer's Brokers:** Ellie Birkeneder, Grant Glattly & Trevor Ragsdale, *JLL*



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Samsung at 701 Central Avenue | 701 Central Avenue, University Park, IL

- **Square Footage:** 1,552,475
- Our C&W team was hired to market and re-tenant Chicago's largest available property. By repositioning and re-introducing the asset to the market with an aggressive marketing campaign, the team secured a tenant immediately after vacancy. Sean Henrick and Ryan Klink represented the landlord, W.P. Carey, while Jason West, Lou D'Avanzo, and Adam Cooke represented the tenant, Samsung. The campaign generated positive attention through detailed collaterals, targeted tenant lists, and clear financial objectives. Despite challenges, the team delivered a compelling offer, leading Samsung to consolidate operations at 701 Central Ave. The team achieved a 10+ year commitment, meeting both parties' goals.
- **Landlord/Seller's Brokers:** Sean Henrick & Ryan Klink, *Cushman & Wakefield*
- **Tenant/Buyer's Brokers:** Jason West, *Cushman & Wakefield*

