

## NAIOP Chicago 37<sup>th</sup> Annual Awards for Excellence Finalists Industrial Speculative Development of the Year - Large Scale

### 1303 Jack Court | MWI Property Group

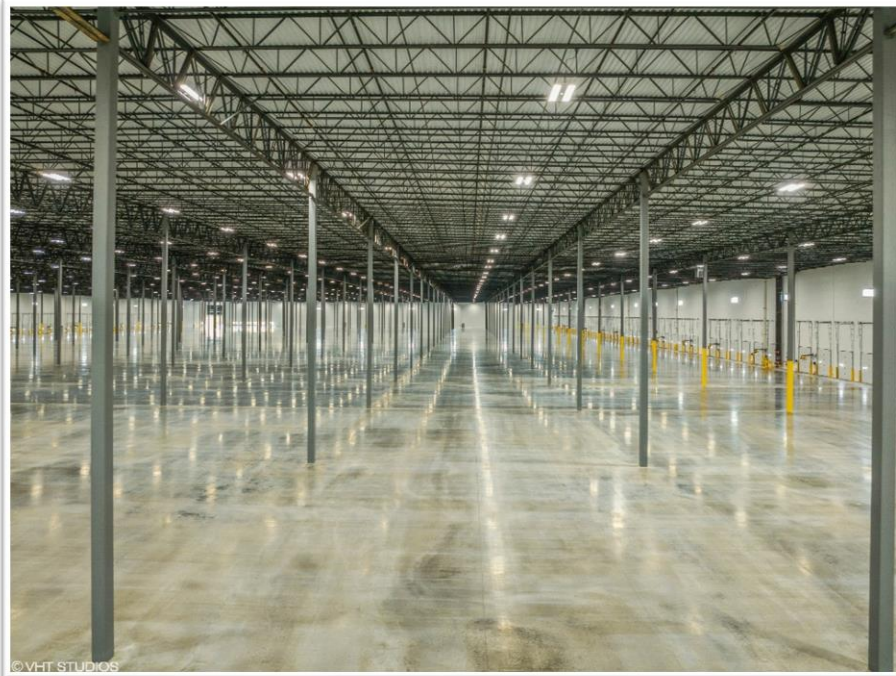
- **Address:** 1303 Jack Ct, Bartlett, IL
- **Square Footage:** 400,122
- MWI Property Group (MWI) developed this 400,122 SF spec building and sold it to a user-buyer, RIM Logistics, within 3 months of completion in December 2023. The property was attractive to RIM as a high-image global headquarters, with state-of-the-art building systems and a cross-docked layout. MWI Construction was the general contractor, Partners In Design the architect and V3 Companies the civil engineer. MWI effectively navigated through securing the Cook County 6b tax abatement, a winter conditions build, major topographical challenges resulting in 20'+ retaining walls, and the choppiest capital markets environment in many years to complete this successful project.



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### Monee Logistics Center | Seefried Properties

- **Address:** 25100 S Ridgeland Avenue Monee, IL
- **Square Footage:** 621,246
- Seefried developed 621, 246 SF 40" clear spec facility adjacent to a Seefried developed e-commerce fulfillment center completed six years prior. Seefried negotiated TIF incentive from Village of Monee which provides market leading property tax abatement program for the tenants. Seefried and capital partner Nuveen signed 452,505 SF lease with Reynolds Consumer Products prior to shell completion on 11/27/23 bringing the building to 73% leased. The development team includes Seefried Properties, Nuveen Real Estate, Harris Architects, Spaceco, Premier Design Build Group (base bldg), FCL Builders (tenant improvements), Liston & Tsantilis (tax consultant) and listing broker Cushman & Wakefield.



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### **Park 88 Logistics Center** | TradeLane Properties and Phelan Development

- **Address:** 400 & 410 Smoketree Plaza, North Aurora, IL
- **Square Footage:** 429,623
- Park 88 Logistics Center, located at 400 & 410 Smoketree Plaza in North Aurora, is a 429,623 SF two-building speculative development completed in July 2024. Co-developed by TradeLane Properties and Phelan Development, in conjunction with exclusive leasing brokers Jack Brennan and John Whitehead of NAI Hiffman, the project was 83% pre-leased prior to completion to a leading medical products supplier and a large e-commerce logistics provider. The project site is ideally located with immediate access to I-88 and was secured through a land assemblage of twelve separate parcels. The project architect was Cornerstone Architects, the civil engineer was Pinnacle Engineering, and the general contractor was Morgan Harbour.



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**Sanders Farm Building 2 - Amazon | Crow Holdings Development**

- **Address:** 9850 Mississippi St, Crown Point, IN
- **Square Footage:** 1,001,162
- Building 2 at The Silos at Sanders Farm is a 1,001,162 SF speculative warehouse along I-65 in Merrillville, IN in the heart of the exploding NW Indiana submarket and fully leased to Amazon, Inc. This 40' clear facility enjoys 1,930' of direct frontage on I-65 and features 79 loading docks, 527 car parking, and 765 trailer stalls spanning 79.45 acres. Located just 44 miles from downtown Chicago near the confluence of I-65/I-80/I-90/I-94, Building 2 is strategically located to support the Chicago market as well as regional and national supply chains. Developer: Crow Holdings | GC: ARCO/Murray | Architect: Harris Architects | Civil: CAGE



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### Venture Park 47 | Venture One Real Estate

- **Address:** 12150 Jim Dhamer Drive, Huntley, IL
- **Square Footage:** 729,823
- This 729,823 SF 40' clear class A speculative industrial facility, located in Huntley, IL, was developed by Venture One Real Estate and constructed by Meridian Design Build. The new facility is located at 12150 Jim Dhamer Drive, a half mile from the full interchange at I-90 and Route 47. John B. Sanfilippo & Son Inc. signed a lease for 444,600 sf of space within the building with Meridian Design Build handling the tenant buildout work for Venture One. Architectural services were provided by Ware Malcomb. Civil engineering work was completed by Jacob & Hefner Associates. Colliers is marketing the building for Venture One.

