



## 2009 Award Nomination for:

### *Industrial Redevelopment of the Year*

(1 of 4 in this category)

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#### ***Property Information***

**Aptakistic Creek  
Corporate Park -  
PrimeSource**

15773 W. Aptakistic Road  
Buffalo Grove, IL 60089

*Bridge Development acquired a 29-acre site in Buffalo Grove, which included a 173,000 s.f. warehouse facility built in the 1960s. Cushman & Wakefield's John Hauser and Charlie DesRosiers assisted in negotiating a 12-year lease with PrimeSource Building Products Inc. for the entire building. Since the facility hadn't been occupied in over five years, there was a considerable amount of deferred maintenance. Bridge Development made extensive renovations, such as upgrading the office area and bringing the warehouse up to current standards by adding an ESFR fire sprinkler system, new T-5 lighting, dock high and drive in doors, interior painting, warehouse floor repairs including filling of extensive manufacturing machinery pits, and converting excess parking area to 50,000 s.f. of outside storage, critical to the client's business needs. Brian Netzky of Interstate Tenant Advisors represented PrimeSource in the lease. Cornerstone Architects, Ltd. served as architect; Premier Design + Build Group served as general contractor.*

**Total Cost:** \$12,000,000

**Square Footage:** 173,000 s.f.

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#### ***Developer / Broker Information***

**Anthony Pricco**

Bridge Development Partners, LLC



## 2009 Award Nomination for:

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(2 of 4 in this category)

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#### ***Property Information***

##### **KTR Capital Partners Redevelopment**

4404-4500 W. Ann Lurie  
Place  
Chicago, IL 60632

*In December 2007, KTR Capital Partners purchased the 311,000 s.f. Dominick's facility along with its adjacent 9.89 acres with plans to upgrade the facility and develop the land. KTR Capital Partners began renovating the existing building and secured a lease for 167,000 s.f. with Gold Eagle. Thus far, KTR Capital Partner's \$55 million total investment in the project has provided extensive construction employment and several new jobs in the City. Redevelopment partners: Ware Malcomb (architect), Keeley Construction (general contractor), NAI Hiffman (brokers). The project was permitted and approved through the City's new Green Building planning board.*

**Total Cost:** \$15,000,000

**Square Footage:** 486,000 s.f.

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#### ***Developer / Broker Information***

##### **Brian Milberg**

KTR Capital Partners



## 2009 Award Nomination for:

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#### **Property Information**

**ProLogis Elk Grove  
Distribution Center #28 -  
ATP Corporation**

1300 Pratt Boulevard  
Elk Grove Village, IL  
60007

*In January, 2008 ProLogis acquired an antiquated 92,368 s.f. warehouse facility with a short term lease in place. In December 2008, ProLogis undertook a comprehensive redevelopment of the project including several energy efficient upgrades: replaced HVAC system, with efficient, direct-fired positive pressure units; replaced warehouse lighting with energy efficient T-5 lights; replaced office glazing with insulated double pain glass; constructed 8,000 s.f. of new office space; filled existing manufacturing pits in warehouse, diamond-ground warehouse floor and installed epoxy sealer; and, repainted all exterior and interior walls and roof deck. In February 2009, ProLogis secured long term lease with ATP, Inc. for 100% of the facility. Renovation work was completed on time and on budget to accommodate ATP May 2009 commencement. ATP relocated operations to Elk Grove Village, bringing over 50 permanent jobs. Architect: Base 10 Architects; General Contractor: Keeley Construction; Broker (Representing ProLogis and Long Term Customer): Matt Mulvihill and Sam Durkin, Grubb & Ellis.*

**Total Cost:** \$6,100,000

**Square Footage:** 92,368 s.f.

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#### **Developer / Broker Information**

**Doug Kiersey**

ProLogis



## 2009 Award Nomination for:

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(4 of 4 in this category)

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#### ***Property Information***

**United States Post  
Office - Palatine  
Processing and  
Distribution Center**  
1300 E. Northwest  
Highway  
Palatine, IL 60095

*Clayco was hired as the Design/Build Contractor by the United States Postal Service for the FSS Deployment Project at the Palatine Processing and Distribution Center. The project included approximately 55,000 s.f. of added mail processing space and renovations to approximately another 100,000 s.f. The project also included a new employee entrance to the building along with a reconfigured parking lot. The renovation was required to accommodate 3 state of the art Flats Sequencing System or FSS machines to more efficiently sort the flat mail. The project began in early 2008 and was completed in the summer of 2009.*

**Total Cost:** \$11,600,000

**Square Footage:** 155,000 s.f.

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#### ***Developer / Broker Information***

**Dennis Bryan**

United States Post Office/Clayco, Inc.

