



2009 Award Nomination for:

Industrial Build-to-Suit of the Year

(1 of 6 in this category)

Property Information

Associated Material Handling Industries, Inc.
133 N. Swift Road
Addison, IL 60101

As one of the largest material handling dealers in the country, Associated Material Handling teamed with Curran Architecture and Clayco to design and build their new 87,000 s.f. headquarters. The exterior facade of the office area features two stories of exterior windows, to allow an abundance of natural light to flow into the 25,000 s.f. main office area. This new facility allows corporate offices, distribution, repair/maintenance/service center, parts center, training and sales all to be under one roof with room to grow to meet future needs. The building was developed on a previously occupied industrial site with direct exposure to I-355.

Total Cost: \$6,600,000

Square Footage: 87,000 s.f.

Developer / Broker Information

Michael Romano

Associated Material Handling Industries, Inc./Clayco, Inc.



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Property Information

Auto Truck Group, Inc.
1420 Brewster Creek
Boulevard
Bartlett, IL 60103

Brian Carroll and Matt Mulvihill of Grubb & Ellis relocated Auto Truck from Bensenville to a 16 acre site in Bartlett at the Brewster Creek Business Park. The 103,600 s.f. Industrial Build-to-Suit project was developed by Abbott Land, designed by Ware Malcomb, and constructed by Meridian Design Build to house the manufacturing of custom built utility trucks. Building features included a production shop, bridge cranes, welding stations, sheet metal shop, mechanics shop, paint booths, and 18,000 s.f. corporate office, with a design studio and retail operation. Additional team members included Jacob & Hefner Associates and Gary Weber Associates.

Total Cost: \$13,000,000

Square Footage: 103,585 s.f.

Developer / Broker Information

Dean Kelley
Abbott Land & Investment Corporation



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Property Information

**Freudenberg Household
Products North
American Headquarter
Facility**

2188 Diehl Road
Aurora, IL 60502

IDI developed Freudenberg Household Products (FHP) North American Headquarter facility in its Prairie Point West Corporate Park, Aurora, Illinois with the team of Sparks Architects Incorporated and KBD Construction Services. FHP was represented by George Cibula, Richard Daly, and Joe Bronson of Darwin Realty. Kirk Armour and David Prell of CB Richard Ellis represented IDI. The 32 clear facility submitted for LEED Certification utilizes 28.5 acres for 525,000 s.f. including 37,000 s.f. of custom office, 375 car stalls, 40 docks, and 30 trailer stalls. The facility will serve as the administrative, manufacturing and distribution center for FHP's North American territory.

Total Cost: \$30,000,000+

Square Footage: 525,000 s.f.

Developer / Broker Information

Tom George

IDI



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Property Information

Mori Seiki U.S.A., Inc. *McShane Development Company was the developer of the new 104,000 2400 Huntington Boulevards.f. build-to-suit headquarters of North, South and Central America for Mori Hoffman Estates, , IL 60169 Seiki U.S.A., Inc. located along I-90 within the Huntington Woods Corporate Center in Hoffman Estates, Illinois. This architecturally unique facility features a stunning two-story glass curtainwall that complements the building's precast and glass exterior. The diverse multi-purpose interior features 59,443 s.f. of office/classroom space, a 19,877 s.f. showroom and a 22,680 s.f. warehouse incorporating two 25-ton cranes. Mori Seiki is a prominent manufacturer and distributor of tooling machines. McShane Construction Company and Cornerstone Architects Ltd. provided design/build services.*

Total Cost: \$32,000,000

Square Footage: 104,000 s.f.

Developer / Broker Information

James A. McShane

McShane Development Company



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Property Information

Preferred Freezer Services

4500 W. Ann Lurie Place
Chicago, IL 60632

In September 2008 KTR Capital Partners leased a 175,000 s.f. warehouse as a build-to-suit project to Preferred Freezer Services. PFS proposed that KTR Capital Partners develop a LEED-certified facility with 65' ceilings laced with an automated, European racking system to accommodate their green and technology goals, integrated rail access and short timeline. Within three months, KTR Capital Partners completed the extensive legwork to obtain financing and all permits to break ground on the green refrigerated facility. The LEED project provides construction employment and 20 new jobs with PFS as well as reduced construction activity pollution, use of sustainable materials, and fundamental refrigerant management.

Total Cost: \$50,000,000

Square Footage: 175,000 s.f.

Developer / Broker Information

Brian Milberg

KTR Capital Partners



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Property Information

Uline

12575 Uline Drive
Pleasant Prairie, WI
53142

In July 2008, CenterPoint Properties signed a build-to-suit agreement with Uline to develop the company's new corporate campus. Situated on 200 acres, the development includes a 279,000 s.f. office headquarters and a 1,054,000 s.f. warehouse facility located in Pleasant Prairie, Wisconsin. Uline is the leading distributor of shipping, industrial and packing materials to businesses throughout North America. Eppstein Uhen Architects and general contractor CG Schmidt, Inc. are project partners.

Total Cost: \$Undisclosed

Square Footage: 1,333,000 s.f.

Developer / Broker Information

Mike Murphy

CenterPoint Properties

