



2009 Award Nomination for:

Industrial Speculative Development of the Year

(1 of 4 in this category)

Property Information

610 Schelster Road
610 Schelster Road
Lincolnshire, IL

In early 2008, Panattoni Development Company broke ground on a speculative industrial building at 610 Schelster Road, Lincolnshire. By August, Star Creations had signed a long-term lease to occupy the entire 98,735 s.f. building. Star Creations, a company that frames its business around wall décor, relocated to Lincolnshire from Wheeling, Illinois and took occupancy when the building was completed in August 2009. The new building features 30' clear ceilings, 6 interior docks, 143 car parking and 12,000 s.f. of high-end corporate office space. CB Richard Ellis represented Panattoni Development Company, while Mass Realty negotiated on behalf of Star Creations.

Total Cost: \$Undisclosed

Square Footage: 98,735 s.f.

Developer / Broker Information

John Pagliari and Jason Rosenberg
Panattoni Development Company



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Property Information

LogistiCenter at Sauk Village Building A

21751 Jason Rasmussen Drive
Sauk Village, IL 60411

Building A is a 496,260 s.f. rail-served, distribution center on a 26.5-acre site in the Village of Sauk Village. The design of this front-loaded facility provides the option to cross-dock and/or rail-serve the rear of the building and an expansion capacity of up to 1,200,000 s.f. The flexibility of this facility will appeal to a wide spectrum of tenants. Building A features 32' clear height, 50' by 50' typical bays with 60' deep rail or truck staging bays, up to 1270 truck docks in the cross-docked configuration, two drive-in doors, an ESFR fire-suppression system, T5 fluorescent lighting, and parking for 189 cars and 59 trailers. The park has immediate access to IL 394 and is within five miles of I-80/I-94. Sauk Village is within close proximity to five Class 1 intermodal yards, three Lake Michigan ports, and eight airports within a 40-mile radius. The park is directly served by the Elgin, Joliet and Eastern Railway (EJ&E), the most significant U.S. link in the global supply chain, because it connects to all manifest boxcar rail lines serving the Chicago metropolitan area. Percent Leased: 100% to Jacobson and WSI Logistics

Total Cost: \$18,120,847

Square Footage: 496,260 s.f.

Developer / Broker Information

Michael Dermody

DP Partners



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Property Information

Oakview I

901 Weseman Drive
West Dundee, IL 60118

Designed by Opus Architects and Engineers and constructed by Opus North Corporation. During the award period Opus executed leases with Maytec, Inc for 50,123 s.f. represented by Noel Liston of Darwin Realty, 27,746 s.f. with General Technologies represented by Pete Roberson of CB Richard Ellis and 50,125 s.f. with Plastival, Inc represented by Eric Tressler and Adam Marshall of NAI Hiffman. Building is currently 83% leased.

Total Cost: \$10,300,000

Square Footage: 154,475 s.f.

Developer / Broker Information

Mike Yungerman

Opus North Corporation



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(4 of 4 in this category)

Property Information

**ProLogis Park 55 # 4 -
Kimberly-Clark**

775 N. ProLogis Parkway
Romeoville, IL

ProLogis, a leading global owner, manager and developer of distribution facilities, leased 750,485 s.f. to Kimberly-Clark Corporation, following a competitive site selection process. The project scope of work included significant interior improvements including upgraded dock equipment and isolated production areas, plus the expansion of pavement areas for trailer parking, and campus coordination of site access and traffic with the neighboring Kimberly-Clark facility. The project schedule was based on an expedited delivery method in the face of challenging winter conditions. This aggressive schedule was only possible through collaboration with the Village of Romeoville and constant communication with the Customer. At 750,485 s.f., the Kimberly-Clark lease agreement with ProLogis represents one of the largest new industrial lease transactions in Chicago for 2008-09. Brokers: Matthew Stauber (Colliers, Bennett & Kahnweiler, Inc.); JD Salazar (Champion Realty Advisors, LLC); Architect: Heitman Architects; General Contractor: FCL Builders, Inc.

Total Cost: \$35,000,000

Square Footage: 750,485 s.f.

Developer / Broker Information

Doug Kiersey

ProLogis

