



2009 Award Nomination for:

Broker Transaction of the Year - Industrial

(1 of 8 in this category)

Property Information

**Auto Truck
Manufacturing Facility
and Headquarters at
1420 Brewster Creek
Boulevard**

1420 Brewster Creek
Boulevard
Bartlett, IL 60103

Auto Truck's very challenging requirement - a building on 15+ acres of land with outside storage rights - would have stumped most brokers. However, the Grubb & Ellis team employed good relationships and inside market knowledge to devise a solution. The team knew of Abbott Lands pending purchase of an asphalt plant as a contingency for another transaction, and while Abbott had no plans for the rail-served 16.26 acres, Auto Truck recognized the value. A deal was negotiated that found the ideal location, and eased Abbott's burden, who developed the 103,585 s.f. facility rather than holding land in a down market. Architect: Ware Malcomb Architects, Inc.; General Contractor: Meridian Design Build LLC.

Transaction Value: \$13,000,000

Square Footage: 103,585 s.f.

Developer / Broker Information

Tenant/Buyer's

Matthew Mulvihill

Grubb & Ellis

Tenant/Buyer's

Brian Carroll

Grubb & Ellis

Landlord/Seller

Dean Kelly

Abbott Land & Investment Corporation



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Property Information

Central American Group at 1125 Remington Boulevard *Central American Group renegotiated and extended their lease at the 705,000 s.f. Montgomery Wards Distribution Facility in Romeoville, Illinois in May 2009. The owner, RREEF, valued the transaction at \$15 million. It*

1125 Remington Boulevard was the largest industrial lease renewal in the last year and the fourth largest ever completed in the Chicago Metropolitan Area.

Transaction Value: \$15,257,172

Square Footage: 705,371 s.f.

Developer / Broker Information

Tenant/Buyer's

Sally Macoicz

Cushman & Wakefield of IL, Inc.

Landlord/Seller's

Mark Sabatino

RREEF



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Property Information

Freudenberg Household Products at Prairie Point West Corporate Park *IDI developed the Freudenberg Household Products (FHP) North American Headquarter facility in its Prairie Point West Corporate Park, Aurora, Illinois with the team of Sparks Architects Inc., and KBD Construction Services.*
2188 Diehl Road *FHP was represented by George Cibula, President, Richard Daly, Principal and Joe Bronson of Darwin Realty & Development Corporation. The lease was signed August 1, 2008.*
Aurora, IL 60502

Transaction Value: \$30,000,000

Square Footage: 525,000 s.f.

Developer / Broker Information

Tenant/Buyer's

Joe Bronson

Darwin Realty & Development Corporation

Tenant/Buyer's

Richard Daly

Darwin Realty & Development Corporation

Tenant/Buyer's

George Cibula

Darwin Realty & Development Corporation

Landlord/Seller

Kirk Armour

CB Richard Ellis, Inc.

Landlord/Seller

David Prell

CB Richard Ellis, Inc.



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Property Information

Hospital Laundry Services at 43-47 Hintz Road

43-47 Hintz Road
Wheeling, IL 60090

After 50 years of Hospital Laundry Services (HLS) enjoying non-profit status, the seven hospitals that owned HLS decided to sell the company, which is Wheeling, Illinois largest employer. In the 1990s HLS purchased and converted a 22' clear distribution building in Wheeling to a laundry facility, adding significant water, electrical power and natural gas service to the property. Blue Wolf Capital (BWC) from New York contracted to purchase the company and the facility but BWC did not want to own the building. Jack Rosenberg and Fred Regnery brought Cabot Properties to the table to purchase the building with a long-term leaseback to BWC. This transaction was unique in that Cabot Properties had to complete their due diligence, negotiate a lease and hold their price through the protracted due diligence required by BWC in order for BWC to purchase the company. In addition, Cabot Properties was able to hold their price and successfully complete this transaction despite the global financial crisis that occurred while the property was under contract and in due diligence.

Transaction Value: \$13,690,000

Square Footage: 310,156 s.f.

Developer / Broker Information

Tenant/Buyer's

Jack Rosenberg

Colliers, Bennett & Kahnweiler, Inc.

Tenant/Buyer's

Frederick Regnery

Colliers, Bennett & Kahnweiler, Inc.



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Property Information

**Kronos Foods, Inc. at
One Sexton Drive**
One Sexton Drive
Glendale Heights, IL
60139

Vernon Schultz and Michael Senner of Colliers, Bennett & Kahnweiler, Inc. represented Kronos Foods in a purchase, 20-year sale/leaseback, and redevelopment of the former 207,000 s.f. US Food Services building in Glendale Heights, Illinois. Kronos Foods was seeking to consolidate four separate facilities - meat processing, bakery, cold storage, and distribution - into one location. There were limited choices of existing buildings that could be retrofitted to meet the Kronos Foods requirement and build-to-suit options in several states were considered. Schultz and Senner conducted the multi-state, multi-property search and assisted Kronos Foods in selecting United Insulated Structures Corporation to create the processing / baking / freezer requirement.

Transaction Value: \$125,000,000

Square Footage: 207,000 s.f.

Developer / Broker Information

Tenant/Buyer's

Vernon Schultz

Colliers, Bennett & Kahnweiler, Inc.

Tenant/Buyer's

Michael Senner

Colliers, Bennett & Kahnweiler, Inc.

Landlord/Seller's

Patrick McCourt

CB Richard Ellis, Inc.

Landlord/Seller's

Michael Sedjo

CB Richard Ellis, Inc.



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Property Information

O'Hare East Business Center at 3720 River Road

3720 River Road
Franklin Park, IL 60176

R&M Trucking, one of the Midwest's top trucking companies, has relocated its operations from its former headquarters in Bensenville into O'Hare East Business Center's North Building. In addition to representing the largest transportation lease in the O'Hare submarket in 24 months, the transaction illustrates the tremendous potential of the eastern O'Hare submarket given its proximity to major interstates and its easy access to the O'Hare International Airport's new south cargo entrance. O'Hare East Business Center was developed by KTR Capital Partners with Cornerstone Architects and Keeley Construction as general contractor.

Transaction Value: \$16,500,000

Square Footage: 195,071 s.f.

Developer / Broker Information

Tenant/Buyer's

Thomas Barbera

Interstate Companies

Landlord/Seller's

Ryan Kehoe

Grubb & Ellis

Landlord/Seller's

Brian Carroll

Grubb & Ellis

Landlord/Seller's

Matthew Mulvihill

Grubb & Ellis



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Property Information

Star Creations at 610 Schelter Road
610 Schelter Road
Lincolnshire, IL

In early 2008, Panattoni Development Company broke ground on a speculative industrial building at 610 Schelter 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. CB Richard Ellis sold the land to Panattoni Development Company in 2007.

Transaction Value: \$5,000,000

Square Footage: 98,735 s.f.

Developer / Broker Information

Tenant/Buyer's
William Mass
Mass Realty, LLC

Landlord/Seller's
Keith Puritz
CB Richard Ellis, Inc.

Landlord/Seller's
Brett Kroner
CB Richard Ellis, Inc.

Landlord/Seller's
Zach Graham
CB Richard Ellis, Inc.

Landlord/Seller
Ryan Bain
CB Richard Ellis, Inc.



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Property Information

**Suncast Corporation at
900 Knell Road**
900 Knell Road
Montgomery, IL 60538

Suncast Corporation signed a 597,000 s.f. long-term lease with CenterPoint Properties at 900 Knell Road, Montgomery, Illinois. This transaction provided the tenant with an excellent distribution facility that boasts 28' clear, 42 docks, an ESFR sprinkler system, and parking for over 200 cars and 100 trailers. Suncast Corporation took advantage of the opportunity to double its size in a facility that offered attractive pricing and low taxes, while aligning itself with a reliable, attentive landlord, all negotiated within 40 days. Suncast Corporation was represented by Mike Androwich of Lee & Associates and CenterPoint Properties was represented by Jeff Galante and Jeff Janda of Lee & Associates.

Transaction Value: \$9,500,000

Square Footage: 597,055 s.f.

Developer / Broker Information

<i>Tenant/Buyer's</i>	<i>Landlord/Seller's</i>	<i>Landlord/Seller's</i>
Mike Androwich	Jeff Janda	Jeff Galante
Lee & Associates	Lee & Associates	Lee & Associates

