



2009 Award Winner for:

Broker Transaction of the Year - Industrial

(1 of 1 in this category)

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.

