



## 2010 Award Winner for:

### *Industrial Speculative Development of the Year*

(1 of 1 in this category)

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

##### **Crossroads 5**

801 N. Schmidt Road  
Romeoville, IL 60440

*Crossroads 5 is a 503,200 s.f. industrial building developed by Duke Realty Corporation. Duke elected to develop Crossroads 5, a \$24 million facility, in late 2008 as a speculative property on the last parcel it owned in Crossroads Business Park. Crossroads' location in the I-55 submarket is ideal for companies seeking immediate access to I-55 and I-355 and close proximity to I-80. Duke successfully leased 100% of Crossroads 5 within five months of completion to RTC Industries. RTC toured 20 buildings during its search for a replacement for the facility that had housed its light manufacturing and assembly operations for 30 years.*

**Total Cost:** \$24,000,000

**Square Footage:** 503,200 s.f.

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

**Steve Schnur**

Duke Realty Corporation