



## 2011 Award Winner for:

### *Industrial Speculative Development of the Year*

(1 of 1 in this category)

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

##### **Butterfield 550**

2805 Duke Parkway  
Aurora, IL 60504

*Butterfield 550 is a 551,200 s.f. warehouse/distribution center that was developed speculatively by Duke Realty in Butterfield Corporate Park to meet anticipated demand by large space users in the I-88 submarket. The park is located less than one mile from I-88 and rail-served by Canadian National. Butterfield 550 is the largest industrial facility in the submarket and includes state-of-the-art features to facilitate product storage and movement. Follett Higher Education Group entered into a \$19 million, long-term lease of Butterfield 550 in May 2011. Follett will be consolidating operations from various locations, retaining existing jobs and adding positions.*

**Total Cost:** \$35,000,000

**Square Footage:** 551,200 s.f.

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

Duke Realty