



COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
CHICAGO CHAPTER

NAIOP Chicago 29th Annual Awards for Excellence

BROKER TRANSACTION OF THE YEAR - INDUSTRIAL 2016 WINNER

MARS/WRIGLEY AT 4005 CEDAR CREEK DRIVE

4005 Cedar Creek Drive
Joliet, IL 60586

Landlord Seller Broker (s): **Dan Leahy, Adam Roth, NAI Hiffman**

Tenant Buyer Broker (s): **Traci Buckingham Payette, Michael Mullady, CBRE**

Total Transaction Value: **\$70,000,000**

Total Project Square Footage: **1,388,690 s.f.**

This large and complex transaction was the result of Mars/Wrigley's efforts to consolidate warehouse operations nationally to improve efficiency and distribution capabilities. CBRE performed a regional search of existing and built-to-suit options and was able to determine quickly that Chicago provided the best location for the combined warehouse and that a built-to-suit facility would offer the best efficiency. The eventual site at CenterPoint's intermodal park was chosen for its access to rail lines, proximity to skilled labor and high-quality, established infrastructure. The 1,380,000 s.f., state-of-the-art warehouse facility is currently under construction and set to deliver in early 2017.

