

NAIOP Chicago 29th Annual Awards for Excellence

INDUSTRIAL BUILD-TO-SUIT OF THE YEAR 2016 FINALISTS

NOMINATION CRITERIA

- Execution of non-contingent lease / non-contingent sale contract OR construction commencement to a third party user between July 1, 2015 and June 30, 2016.
- Project must be at least 50% leased.
- Economic Success
- Design and Functionality
- Scale and Scope
- Development Challenges

(1) 3M

1650 Macom Drive – Park 88
DeKalb, IL 60115

Developer: **Venture One Real Estate & Clayco**

Total Project Cost: **\$67,000,000**

Total Project Square Footage: **978,120 s.f.**

The 3M build-to-suit will serve as the largest logistics center for 3M in the United States. The facility is part of Park 88 in DeKalb, a 465-acre development located along Interstate 88. The developer worked with local government to provide incentives that both enticed 3M from relocating to another state and provided a significant positive impact to the community through job retention/creation and increased tax revenue. Given all obstacles, from material shortages, poor weather, securing of incentives, the construction of the facility will still take less than one year. Architect: Forum Studios; General Contractor: Clayco.

(2) BEST BUY

1500 Remington Boulevard
Bolingbrook, IL 60490

Developer: **Northern Builders, Inc.**

Total Project Cost: **Confidential**

Total Project Square Footage: **615,160 s.f.**

Best Buy is a 615,160 s.f. build-to-suit project by Northern Builders, Inc. at Carlow Corporate Center in Bolingbrook, IL. This regional distribution center includes over 550,000 s.f. of warehouse space, a 54,000 s.f. office area, a major-appliance repair facility, call center, and a retail sales center. The building has a 36' clear height and includes 562 cars, 104 dock positions, and 182 trailer stalls. This build-to-suit project is Northern's first new development of its 300-acre Carlow Corporate Center expansion. Architect: Harris Architects; General Contractor: Northern Builders, Inc.

(3) DCT NORTH AVENUE DISTRIBUTION CENTER

191 E. North Avenue
Carol Stream, IL 60188

Developer: **DCT Industrial**

Total Project Cost: **\$27,000,000**

Total Project Square Footage: **350,257 s.f.**

DCT demolished two functionally obsolete buildings on a 20-acre site in Carol Stream and developed a 32' clear Class A, rear loaded office and warehouse facility. The building is being developed as a build-to-suit for CoreCentric Solutions for a term of ten years. The 350,257 s.f. facility is complete with 35 exterior docks, 2 grade level doors, 21,600 s.f. office, 2,700 s.f. will-call, 10,600 s.f. engineering and 80,000 s.f. production area. This facility will act as the corporate headquarters, engineering, production and distribution center for CoreCentric Solutions. Architect: Cornerstone Architects Ltd.; General Contractor: FCL Builders.

(4) FEDEX GROUND DISTRIBUTION CENTER

1901 W. 29th Street
Chicago, IL 60608

Developer: **Scannell Properties**

Total Project Cost: **Confidential**

Total Project Square Footage: **219,858 s.f.**

Scannell Properties constructed a 219,858 s.f. package sortation and distribution center on a 41.38 acre redevelopment site with over 3,000 feet of expressway frontage on the north side of Interstate 55 at South Damen Avenue. Engineered ground improvements, including dynamic compaction, soil cement stabilization, and the installation of over 900 aggregate piers, were completed to prepare for site development. More than 6,800 tons of asphalt and concrete were recycled onsite and incorporated into the construction. The completed facility includes 61 loading docks, 156 interior van loading positions, 8,153 s.f. of office space, 452 auto parking stalls and 301 trailer stalls. Architect: Cornerstone Architects; General Contractor: Meridian Design Build.

(5) MARS/WRIGLEY

CenterPoint Intermodal Center
Joliet, IL 60410

Developer: **CenterPoint Properties**

Total Project Cost: **\$100,680,824**

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

CenterPoint developed this 1,388,690 s.f. dedicated food-grade distribution facility within CenterPoint Intermodal Center, Joliet. The build-to-suit property features 38' clear heights, ample car and trailer parking, 8 inch floor slab, LED lighting and a temperature-controlled space. Located at a premiere location with access to the Union Pacific and BNSF intermodals, the expected LEED Gold-certified building is designed with the potential to be redeveloped into a traditional cross-dock facility. Architect: Cornerstone Architects; General Contractor: FCL Builders.

(6) PPG INDUSTRIES

2570 Orchard Gateway
Aurora, IL 60506

Developer: **Conor Commercial Real Estate**

Total Project Cost: **Confidential**

Total Project Square Footage: **304,560 s.f.**

Developed by Conor Commercial Real Estate, PPG Industries relocated to its new 304,560 s.f. headquarters, production and distribution facility in Aurora, IL. Conor Commercial instituted a fast-track development and construction program that provided a seven-month completion of this multi-use build-to-suit for this Fortune 50 company. The facility includes a 60,000 s.f. highly-specialized storage room classified as High-hazard Group H-3 and dedicated spaces to support its sizable recycling program, relabeling system, tinting operation and two office areas. Approximately 90 employees have relocated to the new facility that was completed on-schedule. Design/Build Team: McShane Construction Company and Ware Malcomb.

(7) PREFERRED FREEZER SERVICES III

2357 S. Wood Street
Chicago, IL 60608

Developer: **Clarius Partners, LLC**

Total Project Cost: **\$50,000,000**

Total Project Square Footage: **227,043 s.f.**

Preferred Freezer Services is a 227,043 s.f. state of the art 58' clear freezer building, located within Pilsen Park Chicago, a 22.7 acre master planned Class A industrial park, established to accommodate the City's burgeoning food-user market. This long term build-to-suit for lease represents Preferred Freezer's third such facility in Chicago. Architect: Ware Malcomb; Civil Engineer: SPACECO, Inc.; General Contractor: Keeley Construction, Inc.; Leasing Agent: NelsonHill.

(8) VICTORY PACKAGING

1405 Sequoia Drive
Aurora, IL 60506

Developer: **Seefried Properties**

Total Project Cost: **\$18,000,000**

Total Project Square Footage: **275,442 s.f.**

Seefried Properties was selected by Victory Packaging to develop and lease three distribution facilities across the country in Aurora, IL, Dallas, TX and Boston, MA totaling 800,000 s.f. The three projects are of similar design, scope and were completed within 16 months of each other. The Aurora, IL facility is 275,000 s.f. on a 20 acre site. Victory Packaging is represented by Avison Young and Colliers International. Transwestern Project Management provided construction management services. Principle Construction was the general contractor. Pross Design Group and Kimley-Horn rounded out the development team. On completion, the facilities were sold to Clarion Partners with a long-term lease in place.

(9) WOODWARD ROCK CUT CAMPUS

1 Woodward Way
Loves Park, IL 61111

Developer: **Woodward, Inc.**

Total Project Cost: **\$200,000,000**

Total Project Square Footage: **400,000 s.f.**

Woodward's 70-acre, 400,000 s.f. facility, which includes manufacturing spaces, office and cafeteria/meeting areas, is situated on an angle to maximize expansion and orient the office, cafeteria and entry components with the surrounding wooded areas. The building was designed to foster a collaborative workplace and optimize work flow. A one-story, L-shaped manufacturing plant is complemented by a two-story, L-shaped office component, which ultimately creates an interactive workplace environment. Master Planner, Architect & Engineer: Ghafari Associates, LLC; General Contractor: Ringland Johnson Construction; Developer: Woodward, Inc.