



COMMERCIAL REAL ESTATE  
DEVELOPMENT ASSOCIATION

CHICAGO CHAPTER

## 2017 NAIOP Chicago Awards for Excellence

### Industrial Build-to-Suit of the Year FINALISTS

#### **(1) Butterfield 2865**

2865 Duke Parkway  
Aurora, IL

Developer: **Duke Realty**

Total Project Cost: **\$108,000,000**

Total Project Square Footage: **954,720**

*Butterfield 2865 is a Duke Realty-developed 954,720 s.f. BTS distribution center for the world's largest e-commerce company. Meeting their targeted opening dates for this building and Butterfield 4200 took months of negotiations, site and design work, building plan modifications, coordination with local municipalities and working with IDOT on a 900' road extension and new traffic signal to Route 59. Butterfield 2865 is one of the largest buildings in the I-88 submarket where up to 1,000 jobs will be created with a payroll of \$40 million. With this development, Butterfield Corporate Park is completely built out. Architect: Harris Architects; General Contractor: Duke Realty Construction.*

#### **(2) CTA Rail Facility**

13535 S. Torrence Avenue  
Chicago, IL

Developer: **CenterPoint Properties**

Total Project Cost: **\$86,600,000**

Total Project Square Footage: **380,994**

*CenterPoint Properties is developing a state-of-the-art rail car assembly facility on 45 acres of land for CRRC Sifang America, Inc. This facility will initially fulfill a contract between CRRC and the Chicago Transit Authority for the CTA's next generation of passenger rail cars. The building includes 78,000 s.f. of warehouse, 35,192 s.f. of office space, and 267,752 s.f. for assembly and testing. Features of the project include site and building rail tracks, overhead cranes, a rail car transfer platform, and a 2,500' dynamic test track for rail car testing. The facility is on schedule to achieve LEED Silver upon completion.*

### **(3) DCT Central Avenue Freight Terminal**

4800 S. Central Avenue  
Forest View, IL

Developer: **DCT Industrial**

Total Project Cost: **\$68,000,000**

Total Project Square Footage: **190,170**

*DCT demolished three functionally obsolete buildings totaling ±1M s.f. on a 53.6 acre site and developed a Class A freight terminal facility with maintenance shop and onsite fueling station. The terminal includes 235 docks and 13,500 s.f. office. The facility is complete with 590 trailer stalls, 152 tractors, and 425 employee parking stalls utilizing 100% concrete pavements throughout the site. The building is being developed as a BTS for a confidential national client on a long-term lease. This facility will serve as the largest freight terminal in our client's network. Developer: DCT Industrial; General Contractor: FCL Builders; Architect: Ware Malcomb.*

### **(4) Georgia-Pacific**

23534 S. Central Avenue - Gateway 57 Corporate Park  
University Park, IL

Developer: **Venture One Real Estate and CRG**

Total Project Cost: **\$53,000,000**

Total Project Square Footage: **1,000,740**

*The Georgia-Pacific BTS will serve as a regional distribution facility for paper, packaging and tissue. The facility is part of Gateway 57 Corporate Park in University Park, a 350-acre development located along Interstate 57. The developer worked with local government to provide incentives that both enticed Georgia-Pacific 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 was still completed in under one year. Developer: Venture One Real Estate and CRG; Architect: Forum Studio; Design-Builder: Clayco.*

### **(5) Monee Ecommerce**

6605 Monee-Manhattan Road  
Monee, IL

Developer: **Seefried Properties & USAA Real Estate Company**

Total Project Cost: **\$160,000,000**

Total Project Square Footage: **2,437,000**

*Seefried Properties and USAA Real Estate Company signed lease and purchased the 86 acre site in July 2016 for a 2.4M s.f. BTS for Ecommerce Company. General Contractor, Clayco constructed the site through the winter to deliver completed building in twelve months. The facility is a fully automated four story fulfillment center with over 20 miles of conveyors and a robotic retrieval system. Seefried negotiated TIF and completed over \$10M in off-site improvements including highway and an electrical substation with upgrades to provide 4 mega watts of power to site.*

## **(6) Pilsen Park Chicago**

2357 S. Wood Street  
Chicago, IL

Developer: **Clarius Partners**

Total Project Cost: **\$64,000,000**

Total Project Square Footage: **383,043**

*Pilsen Park Chicago is a multi-building 22.7 acre Class A industrial park established to accommodate the City's burgeoning food user market. The park includes two BTSs: a 227,043 s.f. 58' clear cold storage building for Preferred Freezer Services and a 156,000 s.f. 32' clear food distribution warehouse for Vega Properties. The \$64MM development began Summer 2016 and was occupied by May 2017. Each building was sold in Summer 2017. The project produced 350 temporary construction jobs, 68 new permanent jobs and 47 retained jobs. Project Team: Clarius Partners, Ware Malcomb, Spaceco, Keeley Construction, Summit Design + Build, NelsonHill, Associated Bank, & Wanxiang America.*

## **(7) Undisclosed Tenant at RidgePort Logistics Center**

29700 S. Graaskamp Boulevard  
Wilmington, IL

Developer: **Elion Partners**

Total Project Cost: **Confidential**

Total Project Square Footage: **1,500,000**

*This 1.5 million s.f. BTS is the largest project on the market and is leased to a Fortune 500 company. Developers Elion Partners and Ridge Development, in partnership with the JLL leasing team of Keith Stauber, Steve Ostrowski, Dominic Carbonari and Matt Rakowich, were able to attract this tenant by leveraging their large site availability and pursuing aggressive pricing and timing. The park's viability was also proven by neighboring tenant Michelin (in 1.7 million s.f.) and its best-in-class suite of amenities makes it a favored pick-up location among truck drivers. This property will be the tenant's Midwest distribution center.*