

**NAIOP Chicago
2019 Awards for Excellence**

Industrial Speculative Development of the Year – Finalists

845 N. Larch Avenue

Developer: Venture One Real Estate
Total Square Footage: 81,212 s.f.
Total Project Cost: \$14,500,000

Venture One acquired an obsolete 78,507 SF existing building located in the heart of the Elmhurst industrial park, with approximately 20,000 SF of second story office. We proceeded to demo the building and construction subsequently began on a speculative logistics facility, the first to be constructed in Elmhurst in over a decade. Venture One worked closely with the city to acquire a portion of the public right of way in order to make the footprint viable. Venture One then proceeded to pre-lease a portion of the building to Ferguson and sell it to KKR. Developer: Venture One Real Estate. Architect: Ware Malcomb. Design-Builder: Keeley Construction.

10601 and 10701 Seymour Avenue

10601 and 10701 Seymour Avenue, Franklin Park, IL

Developer: CenterPoint Properties

Total Square Footage: 225,891 s.f.

Total Project Cost: \$67,500,000

CenterPoint redeveloped a site in Franklin Park, IL, demolishing an existing building to construct two speculative buildings at 10601 and 10701 Seymour Avenue. Since completing construction (Sept. 2018) of the two sites, CenterPoint has been actively securing tenants, including DSV Air & Sea and Xpress Global Systems. Most recently, Peloton Interactive signed a lease to occupy 51,032 square feet of space in the 225,891-square-foot facility at 10601 Seymour Avenue. The building is strategically located with direct access to rail, I-294 and O'Hare International Airport. Project Architect: Cornerstone Architects. General Contractor: Morgan Harbor Construction. Developer: CenterPoint Properties.

Bridge Point Franklin Park

10501-10701 Franklin Avenue, Franklin Park, IL

Developer: Bridge Development Partners, LLC

Total Square Footage: 754,103 s.f.

Total Project Cost: \$111,600,000

Bridge Point Franklin Park is a three-building, 754,103 SF industrial campus in the O'Hare/West Cook County submarket in Franklin Park. Bridge acquired the 48-acre property - formerly home to an 80-year-old petroleum tank farm - in 2017. Since then, Bridge demolished all structures on the site, including multiple buildings and 16 massive storage tanks, and completed a full multiphase remediation of the site that brought the land into accordance with IEPA's highest degree of modern institutional standards for safe workplaces. Bridge completed construction in 2019. All three buildings achieved a significant percentage of preleasing to international companies before the project went non-refundable to sell to one of the world's largest financial service companies. Developer: Bridge Development Partners. Architect: Cornerstone. GC: Premier Design & Build Group

Monee Three

26051 S. Cleveland Avenue, Monee, IL

Developer: Northern Builders, Inc.

Total Square Footage: 245,000 s.f.

Total Project Cost: \$19,700,000

Monee Three began as a speculative development for which Northern immediately leased 125,000 SF to Great Western Malting, a publicly traded company and the country's largest distributor of craft beer ingredients. During the course of construction, Northern purchased an adjacent property from the Village of Monee in order to accommodate future trailer parking for a prospective user for the balance of the building. Instead, this additional land was used to expand the building that was already in construction and Northern procured a lease with Basco USA for the balance of the building, as expanded. As such, this asset size increased over the course of construction and was fully leased prior to completion.

Prologis Internationale Centre 20

2501 Internationale Parkway – Woodridge, IL

Developer: Prologis

Total Square Footage: 283,436 s.f.

Total Project Cost: \$25,992,934

2501 Internationale was redeveloped by Prologis after the prior owner, Roomplace, suffered a catastrophic fire completely destroying the facility. Prologis successfully acquired the site, immediately remediated the remnants of the old site and reconstructed a new facility. It is now a state-of-the-art facility in the heart of the Internationale Centre. The building has several distinguishing features: a 36' clear height; 180' truck court incorporating 53 trailer parking stalls; and a 1:1,000 car parking ratio, rare for a "big box" building in the market. The building was stabilized in three-months, demonstrating this premium product was in high demand. Architect: Ware Malcomb. General Contractor: FCL Builders. Civil Engineer: SPACECO. Leasing: C&W–Jason West, Sean Henrick & Sally Macoicz (Listing), C&W–Jason West (Procuring-Swap.com) and Lee & Associates (Procuring–Champion Packaging & Distribution).

Rockwell Logistics Center

2545 W. 24th Street, Chicago, IL

Developer: Venture One Real Estate

Total Square Footage: 174,262 s.f.

Total Project Cost: \$27,000,000

Rockwell Logistics Center is a true last mile facility developed by Venture One Real Estate and USAA on a speculative basis in the City of Chicago. The facility is located at 2545 W. 24th Street, in the Pilsen neighborhood of Chicago. Prior to completion Venture One preleased the entire building to Concordance Healthcare Solutions. Venture One went through the planned development process to fully entitle the site and was able to successfully secure a 6B tax incentive for the project. Venture One was able to remediate environmental conditions encountered during the site work stemming from the site's prior manufacturing use. This project will provide a much-needed economic boost to the neighborhood. Architect: Lamar Johnson Collaborative.