

NAIOP Chicago
35th Annual Awards for Excellence Finalists
Industrial Speculative Development of the Year

1. 3740 S. Morgan St.
 - a. Developer: IDI Logistics
 - b. Square Footage: 178,850
 - c. Total Project Cost: \$24,800,000
 - d. 3700 Morgan Street is a 178,850 SF speculative warehouse building in the Chicago Stockyards developed by IDI Logistics. The site offers access to 2.5M people within a 10 mile radius and the building features 36-foot clear heights with 32 dock positions and two drive-in doors.

Construction of the facility presented many challenges including soil remediation needs, dynamic compaction requirements, an active rail spur that bifurcated the site, live electrical lines throughout the site, and existing foundations from a previous building. MacGregor Associates were the architects, and Principle Construction Corp. was the general contractor.

