

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

1. Commerce 94
 - a. Developer: Venture One Real Estate
 - b. Square Footage: 1,000,400
 - c. Total Project Cost: \$68,868,613
 - d. Venture One broke ground on Commerce 94 in August 2021 as a speculative redevelopment together with their capital partner, AEW. The 73.3 acre site previously consisted of a tree nursery and four residential land parcels. After Venture One/AEW acquired and entitled the site, they began constructing a 850,000 square foot building. While under construction, Amazon signed a lease and immediately requested to expand to 1,004,000 square feet. The tenant was drawn to this location due to its premier regional location off I-94, 40' clear heights, and 205 trailer parking stalls.

