

NAIOP Chicago
35th Annual Awards for Excellence Winner
Broker Transaction of the Year | Industrial
Undisclosed E-Commerce Company at CenterPoint Intermodal Center

Address: 4300 Brandon Road Joliet, Illinois

Square Footage: 1,035,034

Landlord/Seller Brokers: Dan Leahy & Adam Roth, *NAI Hiffman*

Tenant/Buyer Broker: Ryan O'Leary, *KBC Advisors*

In July 2021, CenterPoint Properties announced the development a new 1+ million SF industrial speculative facility at CenterPoint Intermodal Center located in Joliet, Illinois. CenterPoint's development team, along with project architect Cornerstone, general contractor FCL, and their brokerage/advisory team at NAI Hiffman, worked together on the building design, and facility location. Weeks later, construction commenced at a 73.32-acre site located adjacent to the 835-acre Union Pacific Joliet Intermodal Terminal (UP JIT). In Q2 of 2022, it was pre-leased long-term to an undisclosed e-commerce company. The building is LEED-certified and will lead to the creation of thousands of jobs over the term of the lease.

