

**NAIOP Chicago
36th Annual Awards for Excellence Finalists**

Broker Transaction of the Year - Industrial

Affinius Capital at Cherry Hill 20 | 2250 Berens Court, New Lenox, IL

- **Address:** 2250 Berens Court, New Lenox, IL
- **Square Footage:** 1,159,200
- Cushman & Wakefield represented Affinius Capital in leasing more than 1.1 million square feet to a Fortune 500 consumer products company, marking it the largest lease of new, speculative construction space year-to-date. The deal covers the entire building, which features 40-ft. clear heights, 160 exterior docks, three drive-in doors and 394 trailer stalls on approximately 64 acres.
- **Landlord/Seller's Brokers:** Sean M. Henrick, SIOR, Ryan D. Klink, Jason M. West, *SIOR Cushman & Wakefield*
- **Tenant/Buyer's Brokers:** Larry Goldasser, John Marks, *CBRE*



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Home Depot at CenterPoint Intermodal Center | 3301 Brandon Road, Joliet, IL

- **Address:** 3301 Brandon Road, Joliet, IL
- **Square Footage:** 990,140
- CenterPoint Properties, general contractor Morgan Harbour, Cornerstone Architects, and NAI Hiffman brokers collaborated on the construction of a new speculative industrial building at CenterPoint Intermodal Center. In September 2022, The Home Depot leased the facility long-term to support their nearby SDC/RDC operations. The building is 990,140 SF, is 40' clear and features 80 exterior (exp), 4 DID's, 413 trailer parking positions (exp), and 298 car parking spaces. Industrial and logistics brokers, Dan Leahy and Adam Roth of NAI Hiffman represented CenterPoint Properties and Tony Kepano and Kevin Segerson of CBRE represented the Home Depot.
- **Landlord/Seller's Brokers:** Dan Leahy, Adam Roth, CCIM SIOR *NAI Hiffman*
- **Tenant/Buyer's Brokers:** Tony Kepano & Kevin Segerson, *CBRE*



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PrimeSource Building Products at Elion Logistics Park 55 | 30350 S. Graaskamp Boulevard, Wilmington, IL

- **Address:** 30350 S. Graaskamp Boulevard, Wilmington, IL
- **Square Footage:** 1,019,200
- CBRE brokers represented both the tenant, PrimeSource Building Products, and the landlord, Elion Partners, in a 1,019,200 square foot industrial lease at Elion Logistics Park 55 in Wilmington, IL. The landlord was represented by Jeff Kapcheck and Jason Lev and the tenant was represented by Whit Heitman, Sam Badger and Johnny Connors.

The lease allowed PrimeSource to consolidate three companies from across the country, selecting Elion Business Park for its centralized location in the US and proximity to expressway systems. In addition, having additional land zoned for outside storage was a contributing factor.

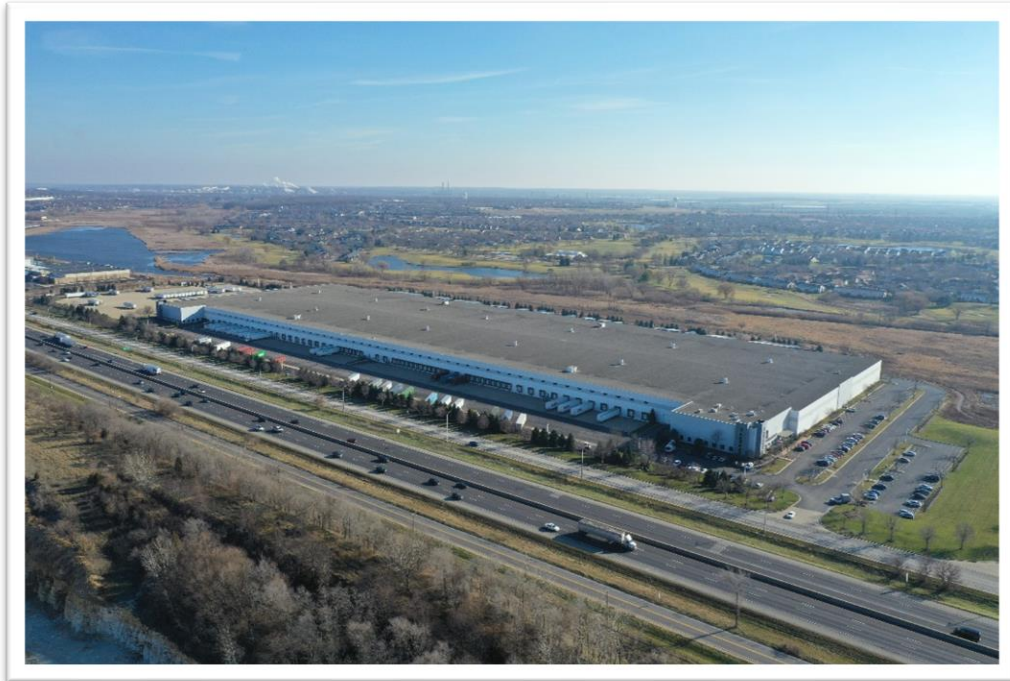
- **Landlord/Seller's Brokers:** Jeff Kapcheck, Jason Lev, *CBRE*
- **Tenant/Buyer's Brokers:** Johnny Connors, Whit Heitman, Sam Badger, *CBRE*



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RJW Logistics Group at 1701 Normantown Road | 1701 Normantown Road, Romeoville, IL

- **Address:** 1701 Normantown Road, Romeoville, IL
- **Square Footage:** 814,848
- JLL represented both the tenant (RJW Logistics) and landlord (an Institutional Owner) on this Class A deal. 1701 Normantown Road was the largest availability on the market at the time it was leased and was pre-leased before the existing Tenant (Costco) vacated. Timing was of the essence to complete the deal on both sides as RJW was looking to move into a new space immediately while coordinating with the previous 20-year tenant. The cross-docked building is just under 815,000 square feet with 450 trailers, 132 docks, 6,000 amps of power and 32' clear height throughout.
- **Landlord/Seller's Brokers:** Steve Ostrowski, Keith Stauber, *JLL*
- **Tenant/Buyer's Brokers:** Kevin Williamson RJW Logistics Group; Dominic Carbonari, Kate Coxworth, *JLL*



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ULINE at Bristol Crossing 94 | 10322 140th Avenue, Bristol, WI

- **Address:** 10322 140th Avenue, Bristol, WI
- **Square Footage:** 1,048,961
- Cushman & Wakefield represented both sides of the deal to find Uline's new home at NorthPoint's building, Bristol Crossing 94. At the time it was the largest speculative building from I-55 to the U.S. Canadian border. Within nine months and after an extensive search covering the Midwest the deal was pre-leased at the nearly 1,050,000-sf building while under construction. Uline, a leading provider of shipping and business supplies, now occupies the newly developed space which offers unmatched flexibility in size, clear height and on-site car and trailer parking capacity just minutes from the Illinois border.
- **Landlord/Seller's Brokers:** Eric W. Fischer, Brett A. Kroner, SIOR, Keith D. Puritz, SIOR, Marc B. Samuels, *Cushman & Wakefield*
- **Tenant/Buyer's Brokers:** Eric W. Fischer, Brett A. Kroner, SIOR, Keith D. Puritz, SIOR, Marc B. Samuels, *Cushman & Wakefield*



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Vital Proteins at 3400 & 3500 Wolf Road | 3400 & 3500 Wolf Road, Franklin Park, IL

- **Address:** 3400 & 3500 Wolf Road, Franklin Park, IL
- **Square Footage:** 591,552
- In what was one of the largest combined lease transactions ever completed in the O'Hare industrial market, Colliers represented Vital Proteins, Morgan Stanley and IDI Logistics in a multi-pronged transaction that saw Vital Proteins, America's leading collagen brand, take a total of 591,552 square feet at 3400 and 3500 Wolf Rd. in Franklin Park. In all, Colliers arranged three separate transactions with four parties in a deal valued at \$110,500,000.
- **Landlord/Seller's Brokers:** Tom Rodeno, Patrick Turner (represented IDI) *Colliers*; Jack Rosenberg (represented Morgan Stanley) *Colliers*
- **Tenant/Buyer's Brokers:** Fred Regnery, Matthew Stauber (represented Vital Proteins)

