

NAIOP Chicago
36th Annual Awards for Excellence Finalists
Broker Transaction of the Year - Industrial Investment

Allstate Headquarters | 3075 Sanders Road, Glenview, IL

- **Address:** 3075 Sanders Road, Glenview, IL
- **Square Footage:** 2,219,131
- In 2021, Allstate made the decision to sell 3075 Sanders Road and surrounding land and engaged with existing partners, Colliers' Suzanne Serino and Bill Fausone, to market the site. The underutilized, 232-acre campus with more than 1.8 million square feet of office space was one of the largest redevelopment opportunities to be offered in the Chicago area in more than a decade. Colliers closed the sale to Dermody Properties in October of 2022. Dermody has five spec buildings under construction totaling 1.2 million square feet in Phase I and can build up to 1.8 million square feet in Phase II.
- **Brokers:** Michael Cummings, Bill Fausone, & Suzanne Serino, *Colliers*; Neal Driscoll, *Dermody Properties*



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Lakeview Corporate Park | 8123 116th Street; 8495 116th Street; 8500 109th Street; 10490 88th Avenue; 11290 80th Avenue; 11400 88th Avenue; 11559 80th Avenue & 3200 Skokie Highway - Pleasant Prairie and North Chicago (Wisconsin & Illinois)

- **Address:** 8123 116th Street; 8495 116th Street; 8500 109th Street; 10490 88th Avenue; 11290 80th Avenue; 11400 88th Avenue; 11559 80th Avenue & 3200 Skokie Highway - Pleasant Prairie and North Chicago (Wisconsin & Illinois)
- **Square Footage:** 3,825,589
- JLL Capital Markets sold eight (8) buildings totaling 3,825,589 square feet and six (6) land sites totaling 103 developable acres on behalf of Centerpoint Properties. The assets were generally located in the LakeView Corporate Park and were sold to EQT Exeter for \$378,000,000. The portfolio was 100% leased to five (5) distinct tenants with a weighted average remaining lease term of four (4) years.
- **Brokers:** Ross Bratcher, John Huguenard, Sean Devaney, Ed Halaburt, Kurt Sarbaugh, *JLL*



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Multi-Tenant Industrial Portfolio Sale in O'Hare | 1700 Elmhurst Road / 2750 Greenleaf Ave, Elk Grove, IL

- **Address:** 1700 Elmhurst Road / 2750 Greenleaf Ave, Elk Grove, IL
- **Square Footage:** 757,557
- Colliers' Jeff Devine, Steve Disse and Tyler Ziebel represented Stockbridge in the sale of a multi-tenant industrial portfolio located on approximately 47 acres adjacent to Chicago's O'Hare International Airport. Marketed in a highly volatile 2H 2022, the portfolio was sold in its entirety to Boston-based TA Realty. The subject portfolio consisted of twenty-one buildings totaling 757,557 square feet. At the time of sale, the buildings were 97% occupied by 107 tenants ranging in size from 2,700 SF to 21,500 SF. The portfolio was marketed as an opportunity to control a dependable income stream or as a rare redevelopment opportunity in one of the tightest industrial markets in the U.S.
- **Brokers:** Jeff Devine, Steve Disse, Tyler Ziebel, *Colliers*



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Urban Logistics and ISF Portfolio | Chicago, IL

- **Address:** Chicago, IL
- **Square Footage:** 2358362
- CBRE National Partners represented their client, Venture One, in the sale of the Urban Logistics and ISF Portfolio. Within that portfolio were 44 Chicago assets totaling 2,358,362 square feet and 207.87 acres of logistics assets and industrial service facilities. The team was able to generate a favorable outcome in the face of several challenges including turbulent interest rates, large size of the portfolio, and its multi-market nature (Long Island, New Jersey, Philadelphia, and Chicago). Venture One, DRA Advisors and CBRE were able to structure a recap agreement while navigating a complex lending process involving three separate lenders.
- **Brokers:** Ryan Bain, Michael Caprile, Zach Graham, *CBRE*

