

NAIOP Chicago
36th Annual Awards for Excellence Finalists
Contractor of the Year

ARCO/Murray National

ARCO/Murray is a single-source national design and construction firm that specializes in commercial construction and real estate needs for Fortune 500 companies and individual businesses. We believe through the design-build process, our team of engineers, project managers, superintendents, architects, and designers are capable of executing the most demanding projects throughout the United States and Canada. As a Top 3 U.S. Design-Builder (ENR), we pride ourselves in offering the best solutions and adding value to every project through 'Better People, Better Planning and Better Execution.'

- **Property 1: 311 W Huron**
 - Address: 311 W Huron St, Chicago, IL 60654
 - Square Footage: 220947
- **Property 2: North Austin Center**
 - Address: 1841 N Laramie, Chicago, IL 60639
 - Square Footage: 152333
- **Property 3: Bridge Point Melrose Park**
 - Address: 2000 Cornell Ave, Melrose Park, IL 60160
 - Square Footage: 1602208

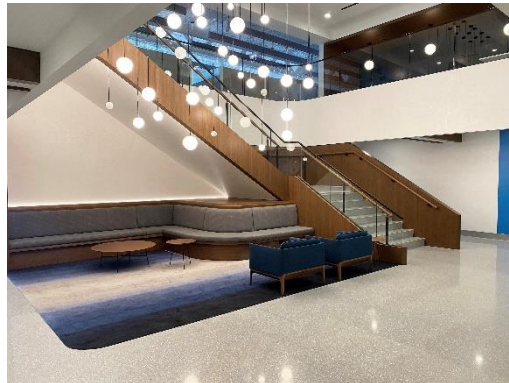


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Executive Construction Inc.

As we enter our 49th year, the respect and reputation Executive Construction has earned culminated in 2022 with total revenue of \$310M. Such stability is only possible with the confidence of our clients and partners on several complex interior buildouts in Chicago this year, including Abbott, Oak Brook Reserve, and mHub. Emerging from the challenges of the past two years, we are proud and grateful to have maintained our contracted workload and safely delivered projects to our clients. Each was accomplished through open communication, trusted partnerships, humble collaboration, and a belief in shared success—hallmarks of Executive Construction.

- **Property 1: Abbott Laboratories - Chicago Office Buildout**
 - Address: Willis Tower - 233 South Wacker Drive, Chicago, IL 60606
 - Square Footage: 106000
- **Property 2: mHub - Office Relocation**
 - Address: 240 North Ashland Avenue, Chicago, IL 60607
 - Square Footage: 80000
- **Property 3: Oak Brook Reserve - 215 Jorie Boulevard Redevelopment**
 - Address: 2915 Jorie Boulevard, Oak Brook, IL 60523
 - Square Footage: 29000



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FCL Builders

FCL Builders is a general contractor and design-builder primarily focused on cold storage, food production, e-commerce, warehousing and manufacturing facilities. This past year, FCL has continued its growth in the region through key industrial projects throughout Chicagoland.

- **Property 1: 2903 Schweitzer**
 - Address: 2903 Schweitzer Rd, Joliet, IL 60421
 - Square Footage: 976954
- **Property 2: Algonquin Corporate Center Buildings 1 & 2**
 - Address: Gatsch Dr & Broadmore Dr, Algonquin, IL 60102
 - Square Footage: 738459
- **Property 3: Weber 55 Logistics Park Building 1 & 2**
 - Address: 121-151 N. Weber Road, Romeoville, IL 60446
 - Square Footage: 897602



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Keeley Construction

Keeley Construction has been a leading Design-Build General Contractor company in the Chicagoland area for over 40 years specializing in Industrial New Construction, Institutional Food Processing and Cold Storage, Adaptive Reuse and Redevelopment of existing industrial assets, and Corporate Interiors. Among several projects, Keeley Construction completed a 200,000 SF industrial facility in Hoffman Estates for Brennan Investment Group, 140,000 SF of institutional bakery for a food production client, 100,000 SF Build-to-Suit for Universe Carriers in Huntley, 140,000 SF Build-to-Suit for Arrow Trans in Villa Park, 925,000 SF of redevelopment of an existing building for a client in Montgomery, along with over 30,000 SF of corporate office buildouts.

- **Property 1: The Ninety Logistics Center - Hoffman Estates**
 - Address: 2685 Eagle Way, Hoffman Estates IL
 - Square Footage: 201600
- **Property 2: Universe Carriers - 100,000 SF Build-to-Suit**
 - Address: 14351 Weber Drive, Huntley IL
 - Square Footage: 100000
- **Property 3: Pure's Food - Institutional Bakery**
 - Address: 13 E. Lake Street, Northlake IL
 - Square Footage: 140000



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Krusinski Construction Company

Celebrating our 50th anniversary, 2023 has been a banner year for Krusinski Construction. We completed Mohawk Terrace (2022 NAIOP Industrial Redevelopment of the Year), a 1.3M-sf four-building industrial park on a redeveloped 68-acre residential subdivision in the heart of the O'Hare submarket. We also completed all four tenant buildouts. Also underway is Lindsey Lane, a state-of-the-art three-building spec industrial development in Bolingbrook. A notable interior project is for accounting/tax firm CBIZ in downtown Chicago, a fast-track renovation project for office/conference spaces on two floors. Our portfolio is well-rounded, and we pride ourselves on delivering quality work on time.

- **Property 1: Mohawk Terrace (Four-Building Industrial Park)**
 - Address: 1301, 1401, 1501 & 1601 West Devon Ave, Bensenville, IL 60106
 - Square Footage: 1300000
- **Property 2: Lindsey Lane (Three-Building Industrial Park)**
 - Address: 325, 350 & 375 Lindsey Lane, Bolingbrook, IL 60440
 - Square Footage: 386000
- **Property 3: CBIZ (Interior Renovation)**
 - Address: 225 W. Wacker, 18th and 25th Floor, Chicago, IL 60606
 - Square Footage: 16000



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McShane Construction Company

McShane is recognized as one of Chicago's most diversified and active contractors. Over the past year, McShane completed the construction of six projects across the Chicago area totaling 1,242,000 square feet in the industrial, multi-family, and mixed-use markets. The firm is currently underway with an additional six projects totaling 1,045,000 square feet. Notable projects include Industry Center at Melrose Park, a three-building, 654,617-square-foot industrial development in Melrose Park, 23rd Place at Southbridge, a two-building, 206-unit mixed-income apartment and retail development in Chicago, and The Foglia Residences, the first LIHTC residential building in the nation for the blind, located in Chicago.

- **Property 1: Industry Center at Melrose Park**
 - Address: 2065 George Street, Melrose Park, IL
 - Square Footage: 652014
- **Property 2: 23rd Place at Southbridge**
 - Address: 2310 S. State Street, Chicago, IL
 - Square Footage: 87500
- **Property 3: The Foglia Residences**
 - Address: 1146 S. Wood Street, Chicago, IL
 - Square Footage: 84317



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Meridian Design Build

Meridian Design Build is a Chicago based national design-build construction firm. Since its formation in 2005, the company has successfully completed more than 32 million SF of construction for Fortune 500 companies, privately held firms, and national developers. Meridian's ability to deliver positive results is highlighted by the fact that more than 95 percent of the company's projects are the result of repeat business.

This past year was a banner year for Meridian as the company continued to grow its footprint through the successful delivery of 21 projects with a total square footage in excess of 5.6 million square feet for its growing client base. Notable projects in the Chicago area include two speculative industrial buildings totaling 527,082 SF at Prologis Park 355 in Lockport, a 392,973 speculative industrial facility in Aurora for Logistics Property Company, and a 258,720 speculative industrial facility in West Chicago for Stotan Industrial and Stonemont Financial Group.

- **Property 1: Prologis Park 355 - Buildings 6 & 7**
 - Address: 16310 & 16317 W. Prologis Parkway, Lockport, IL 60441
 - Square Footage: 527082
- **Property 2: 2800 West Diehl Road**
 - Address: 2800 West Diehl Road, Aurora, IL 60502
 - Square Footage: 392973
- **Property 3: DuPage Crossings**
 - Address: 348 Charles Court, West Chicago, IL 60185
 - Square Footage: 258720



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Morgan Harbour Construction

Over the last year, Morgan Harbour Construction delivered projects that supported our client's expanding footprint in the greater Chicago area including developers, private firms and several Fortune 500 companies. Whether warehouse, multi-modal, cold storage or redevelopment, our integrity and expertise was evidenced in long-standing relationships among the development community as a design-build solution provider. Notable projects include 8701 W. 53rd Street, a 245,000 sf speculative industrial facility in McCook (Midwest Industrial Funds); R&M Trucking, a 276,488 sf distribution buildout in Bensenville (Prologis); and national 3PL Provider at 3351 Brandon Road for their 712,380 sf logistics buildout in Joliet (CenterPoint Properties).

- **Property 1: McCook Speculative Industrial Building**
 - Address: 8701 W. 53rd Street, McCook, IL
 - Square Footage: 245000
- **Property 2: R&M Trucking**
 - Address: 840 E. Green Street, Bensenville, IL
 - Square Footage: 276488
- **Property 3: Third Party Logistics Provider at 3351 Brandon Road**
 - Address: 3351 Brandon Road, Joliet, IL
 - Square Footage: 712380



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Peak Construction Corporation

Peak Construction Corporation is a privately held full-service Design-Build General Contractor. For 26 years we've been answering the questions you didn't know to ask, mitigating the risks you didn't know were there and resolving issues before they become problems. With projects around the country and offices in Chicagoland, Northeast and Southeast we help our clients navigate the big and small decisions that turn their businesses' requirements and goals into solutions that provide immediate results with long-term value. Our Approach is based on building "" building quality facilities that exceed your needs and building your confidence in Peak as a trusted partner.

- **Property 1: Third Coast Logistics Park | Building 3**
 - Address: Joliet, IL
 - Square Footage: 1139153
- **Property 2: Northpoint Development Build-to-Suit for Uline**
 - Address: Bristol, WI
 - Square Footage: 1048791
- **Property 3: IDI Logistics Build-to-Suit for Ecolab**
 - Address: Joliet, IL
 - Square Footage: 677000



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Premier Design + Build Group

Over the past year, Premier Design + Build Group has achieved remarkable milestones, spearheading the most prominent Industrial project in Chicago, The Logistics Campus (former All-State HQ). As the leading design-build general contractor in Illinois, we have continuously demonstrated excellence in construction and innovation. With a proven track record of delivering exceptional results, we have successfully undertaken complex projects, transforming visions into reality. Our team's expertise, dedication, and commitment to quality have earned us unparalleled trust and recognition in the industry. We look forward to continuing our journey of excellence, setting new benchmarks and shaping the landscape of construction in Illinois and beyond.

- **Property 1: The Logistics Campus**
 - Address: 2775 Sanders Road, Northbrook, IL 60062
 - Square Footage: 1200000
- **Property 2: Atlantic Packaging / York Container**
 - Address: 2601 Mason Road, Elgin, IL
 - Square Footage: 430969
- **Property 3: Highland Commerce Center of Somers**
 - Address: 2655 113th Ave, Kenosha, Wisconsin
 - Square Footage: 918000



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Skender

Skender is a full-service building contractor and one of the nation's top 100 construction firms, according to Building Design & Construction. Headquartered in Chicago with an office in Indianapolis, Skender serves its clients in the Midwest and across the country. Its high-profile ground-up construction and interiors projects from 2022-2023 include Ace Hardware's build-out of the former McDonald's headquarters in Oak Brook, the expansion of the Greater Chicago Food Depository's existing warehouse and office, the new 310,000-SF Salesforce space in Salesforce Tower, and extensive landlord repositioning work at 225 W Wacker Drive in the Chicago CBD. In October 2022, Skender landed five projects on Crain's "Coolest Offices" list, a testament to the beautiful and complex indoor and outdoor spaces that have become Skender's calling card.

- **Property 1: Ace Hardware Corporation Headquarters**
 - Address: 2200 Kensington Court, Oak Brook, IL
 - Square Footage: 250000
- **Property 2: Greater Chicago Food Depository Expansion**
 - Address: 4100 W Ann Lurie Place, Chicago, IL
 - Square Footage: 37000
- **Property 3: Salesforce Headquarters**
 - Address: 333 W Wolf Point Plaza, Chicago, IL
 - Square Footage: 310000

