

NAIOP Chicago
36th Annual Awards for Excellence Finalists
Industrial Build-to-Suit Development of the Year

Atkore Expansion - Phase 2 | Becknell Industrial

- **Address:** 2400 E. 69th Avenue, Hobart, IN
- **Square Footage:** 308,880
- Atkore International, a leading provider of electrical, safety and infrastructure solutions, chose Becknell Industrial to construct its new facility in Hobart, Indiana. Becknell was selected as the developer of choice given its previous experience with similar manufacturing clients and its ability to provide a well-located Class A facility. This facility allows Atkore to consolidate a portion of its Midwest operations, while also allowing for future expansion capability. Shortly after signing the Phase 1 lease to consolidate three Midwestern facilities into a 300,000 SF facility, Becknell and Atkore began discussions for Phase 2 which required an additional 300,000 SF.



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Atlantic Packaging/York Container | Atlantic Packaging and York Container

- **Address:** 2601 Mason Road, Elgin, IL
- **Square Footage:** 430,969
- 2601 Mason Rd. is a \$35 million, state-of-the-art packaging facility that owner Atlantic Packaging built for tenant York Container. The project overcame supply chain delays and shortages by focusing on changing market demands. In the end, York Container was able to occupy the space before the initial schedule predicted. The building is 430,969 SF with 13,590 SF of office space, ample parking, 36-foot height clearance, 30 exterior docks, and three oversized drive-in doors. Ware Malcom acted as architect. Atlantic Packaging and York Container were the developers. Transwestern served as project manager and Premier Design + Build was the general contractor.



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Ecolab Build-to-Suit | IDI Logistics

- **Address:** 1700 Gateway Boulevard, Joliet, IL
- **Square Footage:** 677,028
- Located at the intersection of I-80 & I-55, this 677KSF BTS will be Ecolab's largest facility in the country when completed. The building will allow them to consolidate from their 4 existing Chicagoland locations, achieving much greater operational efficiency. The building is designed to be LEED certified and will feature over 300KSF of specialized, fire-rated storage. The development will be the 1st building delivered in the 310-acre super-regional, mixed-use project, Rock Run Collection. Project Architect: Ware Malcomb, General Contractor: Peak Construction, Developer: IDI Logistics.



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Kraft-Heinz Distribution Center | Trammell Crow Company

- **Address:** 1771 E. Gurler Road, DeKalb, IL
- **Square Footage:** 775,000
- A 775,000 square-foot distribution facility for Kraft-Heinz featuring 300,000 SF of 108' clear rack supported space, railway access and state-of-the-art Automated Storage and Retrieval System (A.S.R.S.), operating 24 hours a day, 7 days a week. The Project will be constructed on a 73 acre site in ChicagoWest Business Center in DeKalb, IL, already home to Ferrara and Amazon. Trammell Crow Company is the Developer, Krusinski Construction Company (KCC) is the General Contractor, Daifuku is the integrated logistics automation provider and BL Companies, Inc. is the Architect for the Project. Construction commenced in 2Q2023 with completion expected in 2025.



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Project Ryerson | Venture One

- **Address:** 23301 S. Central Avenue, University Park, IL
- **Square Footage:** 897,000
- Venture One developed Project Ryerson as a single-phased BTS development leased to Central Steel & Wire Co. The 897,000 square-foot distribution center was capitalized by Affinius Capital (USAA) and will serve as the new headquarters for Central Steel and Wire who has been based in Chicago since they were founded in 1909.

Project Ryerson (Central Steel & Wire) features a 36'™ clear height, 180 trailer stalls, and 30,000 SF of office buildout. Included in the development will be a built-in solar farm. This cutting-edge technology will provide a clean, natural energy source that will power the development. Developer: Venture One; GC: Clayco; Architect: Lamar Johnson Collaborative

