

NAIOP Chicago 36th Annual Awards for Excellence Finalists Industrial Speculative Development of the Year – Large Scale

3351 N. Brandon Road | CenterPoint Properties

- **Address:** 3351 N. Brandon Road, Joliet, IL
- **Square Footage:** 990,140
- In Spring '22, CenterPoint commenced construction on the Class A speculative development at 3351 N. Brandon Rd. in the shadow of the Union Pacific facility in the CenterPoint Intermodal Center – Joliet. The 990,140 s.f. building was completed in May 2023. The building was designed for efficient distribution operations, with features including 81 doors, a 40-foot clear height, ESFR sprinklers. The spacious 56-acre site accommodates parking for 392 trailers and 405 cars. CenterPoint's architect for this project was Cornerstone Architects, and the general contractor was Morgan Harbor. CenterPoint, in partnership with the exclusive brokers of CIC – Joliet/Elwood, Dan Leahy and Adam Roth of NAI Hiffman, leased almost three-quarters of the development to a prominent 3PL and long-standing CIC – Joliet tenant in Spring 2023. CenterPoint is in the final stages of leasing the remainder of the facility as of this writing.



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Bridge Point Melrose Park | Bridge Industrial

- **Address:** 10400 W. North Avenue, Melrose Park, IL
- **Square Footage:** 1,603,101
- Set to be completed in Q1 2024, Bridge Point Melrose Park is a three-building, 1,603,101-SF industrial project that Bridge is developing alongside architect Cornerstone and general contractor ARCO Murray. The buildings range in size from 225,234 to 707,953 SF, making it the only site in the O'Hare submarket that was able to accommodate tenant needs over 500,000 SF. The project is 86 percent pre-leased to national third-party logistics companies, CEVA Logistics and Expeditors International. To accommodate both tenants' desired warehouse requirements, Bridge worked with its entire design and construction team to adjust the plans for the 1.6 MSF project.



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Bristol Crossing 94 | NorthPoint Development

- **Address:** 10322 140th Avenue, Bristol, WI
- **Square Footage:** 1,048,961
- Bristol Crossing 94, a NorthPoint Development property, was the largest speculative building built from I-55 to the U.S. Canadian border at the time of creation. The 1,048,961-sf building is just minutes from the Illinois border with unmatched flexibility in size, clear height and on-site car and trailer parking capacity. Cushman & Wakefield, (C&W) was the sole broker in the transaction. C&W secured Uline, a leading provider of shipping and business supplies, as the building's single occupier four months before building completion.



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Huntley Commercial Center | Huntley Investment Partners, LLC - a joint venture between The Prime Group, Inc, Craig Realty Group, and The Capital Companies

- **Address:** 14200 Commerce Court, Huntley, IL
- **Square Footage:** 540,960
- Huntley Commercial Center is a state-of-the-art, 540,960-square-foot industrial speculative development that's currently under construction and will be delivered in December 2023. In May 2023, Kuriyama of America, Inc. signed a 329,210-SF lease to occupy 60% of the building. Atop an 11.6-acre site, the development is situated along I-90, one mile east of the four-way interchange at I-90 and Route 47â€“making it one of the premier locations for industrial/distribution facilities in the northwest I-90 corridor. The project is being developed by Huntley Investment Partners, who selected general contractor Development Solutions, Inc. (DSI) and architecture firm Aware Malcomb to spearhead the project.



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The Cubes of Country Club Hills | CRG

- **Address:** 18205 Grace Drive, Country Club Hills, IL
- **Square Footage:** 1,033,450
- The Cubes at Country Club Hills is a 1,033,450-square-foot speculative industrial facility that is exceptionally well-positioned at Interstate 57 and I-80. This project, CRG's first Cubes-branded development in Chicago, was the initial investment by their proprietary U.S. Logistics Fund II, which raised \$450 million by June 2022. In February 2023, CRG secured a full-building lease with a national manufacturer for its Midwest distribution operations. The lease is with SOLO Cup, which commences in July 2023, with rent starting in October 2023. The facility offers state-of-the-art specifications such as 40-foot clear heights and cross-dock configuration, integral to meeting burgeoning supply-chain needs.



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Tollway Corporate Center | Opus Development Company L.L.C

- **Address:** 300 & 310 Overland Drive, North Aurora, IL
- **Square Footage:** 648,616
- Tollway Corporate Center, located at 300 and 310 Overland Drive in North Aurora, is a 648,616 square foot two-building speculative development that is fully leased to Ryder Logistics, Soligent Distribution, and Karat Packaging. The former golf course was heavily sought after by multiple developers because of the location in the heart of the I-88 submarket, but access to the site was challenging. Opus Development Company purchased the neighboring site to provide access to the site, which made the development feasible. The buildings were completed in December 2022 and were fully leased by January 2023. The project architect was Opus AE Group and the general contractor was Opus Design Build, L.L.C.



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Weber55 | Molto Properties

- **Address:** 21-81 N. Weber Road, Romeoville, IL
- **Square Footage:** 897,377
- Molto partnered with Harris Architects, V3 and FCL Builders on Weber55 Logistics Park, a two-building speculative development on 60-acres of land at the intersection of Weber and Taylor Road in Romeoville, IL. The project delivered 900k SF of high-image distribution buildings within Chicago's premier bulk distribution market. Redevelopment of the site was highly complex and involved an annexation/rezoning, substantial extension of offsite utilities, a gas pipeline crossing and significant coordination with outside agencies on major roadway and utility improvements. Building 1 (627k SF) was 100% pre-leased to RJW Logistics Group at a record setting rate for the I-55 submarket.

