

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

1032 43rd Street | The Missner Group

- **Address:** 1032 43rd Street, Chicago, IL
- **Square Footage:** 130,354
- This 130,354-square-foot building is a joint venture development of The Missner Group and Realterm located in the Stockyards of Chicago. There are 26 dock positions, 20 trailer stalls, 2 drive-in doors, and parking for 276 cars. It is located in Enterprise Zone 2, offering sales tax exemptions and utility tax exemptions and 6b tax incentives have been secured. Architectural design was provided by Cornerstone and the General Contractor was The Missner Group. The building is ideal for transportation, distribution, or warehousing.



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Bridge Point Schiller Park III & IV | Bridge Industrial

- **Address:** 9555 Irving Park Road / 9513 River Street, Schiller Park, IL
- **Square Footage:** 114,018
- Located in the sought-after O'Hare submarket, Bridge Point Schiller Park III & IV span a total of 114,018 SF between two buildings - 61,918 and 52,100 SF respectively. Leveraging a project team that includes architect Cornerstone and general contractor Premier Design & Build Group, Bridge demolished two obsolete facilities to develop and stabilize these state-of-the-art developments in Q4 2022. The modern Class A facilities were optimally designed for single, top-tier tenants and were fully leased within a year of delivery, further showcasing Bridge's development expertise in the O'Hare submarket.



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DuPage Crossings | Stotan Industrial and Stonemont Financial Group

- **Address:** 348 Charles Court, West Chicago, IL
- **Square Footage:** 258,720
- This 258,720 SF speculative industrial building, located in West Chicago, IL, was constructed by Meridian Design Build for Stotan Industrial and Stonemont Financial Group. The new facility is located on a 16.7-acre site at 348 Charles Court with easy access to Interstate I-88. The 36' clear multi-tenant building was designed to accommodate up to 52 loading docks, 4 drive in doors, 219 auto parking spaces, and 46 trailer parking stalls. Architectural design was provided by Harris Architects and civil engineering services were provided by Spaceco. Brian Kling and Reed Adler of Colliers are marketing the building. The project was 66% leased shortly after completion.



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LogistiCenter at Elmhurst | Dermody Properties

- **Address:** 837 Riverside Drive, Elmhurst, IL
- **Square Footage:** 187,901
- LogistiCenter at Elmhurst is a 16-acre infill, redevelopment, that was previously operated as a concrete products facility for decades. As that operation changed, the site became an eyesore and wasn't providing value to the community in terms of jobs or tax base. The site went through a remediation process, and ultimately receive closure from the IEPA, and had to address layout challenges as the property is bisected by Sugar Creek. To overcome creek constraints, the team came up with the solution of providing car and trailer parking south of the creek via an architecturally designed bridge, maintaining landscaping along the creek and creating an office-like atmosphere for tenants. Working with the Village of Elmhurst, the team dedicated land adjacent to the difficult intersection of highway 83 and South Riverside Drive, to be utilized for future reconfiguration. As a result of creative site design and cooperation with the Village, the project was completed and preleased to two long-term tenants.



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Monarch O'Hare | Molto Properties

- **Address:** 635 W. Lake Street, Elmhurst, IL
- **Square Footage:** 256,770
- Molto and DWS partnered with Harris Architects, Kimley-Horn and FCL Builders on Monarch O'Hare Business Park, a two-building speculative redevelopment of the 26-acre Patten CAT equipment dealership in Elmhurst, IL. Located near the intersection of Lake Street and Route 83, the project delivered a high-image business park within Chicago's premier infill distribution market. Redevelopment of the highly visible site required a PUD approval with the City of Elmhurst as well as extensive demolition and environmental remediation under the supervision of the Illinois EPA. Building 2 (256k SF) was 100% pre-leased to Target for a mission-critical sortation center.



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Palatine 90 Logistics Center | Logistics Property Company, LLC

- **Address:** 975 Algonquin Road, Palatine, IL
- **Square Footage:** 367,696
- Palatine 90 Logistics Center represents Logistics Property Company's first development in the I-90 corridor submarket of Chicago. Advantages of the site's location include proximity to O'Hare International Airport (~13 miles NW), quick access to both I-90 and I-290, and excellent amenities nearby. The 368K SF building was pre-leased by a global freight forwarder prior to substantial completion, 11 months before forecasted stabilization, at favorable terms. For this project, set to complete construction in Q4 2023, Pepper Construction serves as the general contractor and Architects Plus Design is the project architect.



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Prologis Lockport 6 | Prologis

- **Address:** 16310 W. Prologis Parkway, Lockport, IL
- **Square Footage:** 205,970
- Lockport 6 is a 205,970 SF LEED certified state of the art industrial warehouse with 3,000 sf of spec office and 36' ceilings. The property is located in the Prologis Lockport business park and benefits from strong proximity and access to I-355. The project architect is Ware Malcomb and the general contractor is Meridian Design Build.



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Route 60 Logistics Center | Venture One

- **Address:** 1300 Allanson Road, Mundelein, IL
- **Square Footage:** 195,300
- Venture One broke ground on Route 60 Logistics Center in August 2020 as a speculative development together with their capital partner, USAA. After Venture One/USAA acquired and entitled the site, they began constructing a 195,000 square foot building. The site faced many challenges during construction including significant construction price increases, a slowing supply chain, and a global lockdown. In December 2022, Venture One fully stabilized the building with leases for Larsen Manufacturing and Alltech. GC: Meridian Design Build; Architect: Ware Malcomb

