

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

Monarch O'Hare | Molto Properties

- **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.

