

NAIOP Chicago
37th Annual Awards for Excellence Finalists
Industrial Speculative Development of the Year - Small Scale

565 Pinnacle Drive | Panattoni Development Company

- **Address:** 565 Pinnacle Drive, Romeoville, IL
- **Square Footage:** 334,192
- 565 Pinnacle Dr., Romeoville, IL is the second spec building in a 2-phase speculative development by Panattoni Development & LaSalle Investment Management. The property was completed February 2024, the same month it was leased 100% on a long term basis to Lasership, Inc



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1460 Thorndale | High Street Logistics Properties

- **Address:** 1460 Thorndale Avenue, Itasca, IL
- **Square Footage:** 130,388
- 1460 Thorndale Ave is a 130,388 SF facility developed by High Street Logistics Properties and was designed to be “future proof:” 36’ clear, 26 docks (1:5000), LED lighting, 35 trailer parking positions, two curb cuts for full circulation and the ability to fully secure the truck court. The project delivered in December 2023 and leased to a single tenant in May 2024, setting a new high water mark for lease rates in O’Hare. Prior to acquisition in December 2022, the land held residential homes. The site had to be assembled, rezoned, and formally annexed into the Village. The general contractor on the project was Morgan Harbor and the project architect was Architects Plus Design Studios.



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Carlow XXI | Northern Builders

- **Address:** 999 Belle Lane, Bolingbrook, IL
- **Square Footage:** 220,620
- 999 Belle Lane, Bolingbrook, IL, AKA Carlow XXI, a development of Northern Builders is a speculative building in Carlow Corporate Center that was 53% pre-leased (116,800 SF) before ground breaking to Steinhafels, a Wisconsin based furniture company, for their new Chicago distribution facility. The remaining 103,820 SF was leased upon 100% completion of the building in February 2024 to Digital Print Partners, a California based technology & printing company



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O'Hare Logistics Center 13-15 | Seefried Properties

- **Address:** 190 E Touhy, 2240 S Busse, 1905 E Higgins, Des Plaines, Mt Prospect & Elk Grove, IL
- **Square Footage:** 228,000
- Seefried purchased 14 acres in three separate parcels and obtained Class 6B incentives. Seefried developed, leased and sold O'Hare Logistics 13 & 14 spec buildings. Seefried designed, permitted, completed site work and sold OLC 15. OLC 13 was leased 8 months after shell completion. OLC 14 was leased 6 months after shell completion. Project teams Harris Architects, Kimley Horn, Jacob & Hefner, Premier Design Build Group & Principle Construction. All three developments were financed on-balance sheet with European capital partners. Sale closings for the three properties occurred between 4Q 23 and 1Q 24. With these sales, Seefried has successfully developed 15 industrial projects in the O'Hare submarket, making Seefried the leader in ground-up development in this coveted submarket.



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Prologis Romeoville | Prologis

- **Address:** 900 W Renwick Rd, Romeoville, IL
- **Square Footage:** 347,760
- Prologis partnered with Ware Malcomb, Power Construction, and Jacobs & Hefner Associates to deliver Prologis Romeoville, a state-of-the-art industrial facility located within the I-55 Corridor. The building is a modern bulk warehouse consisting of 347,760 SF, 36' clear height, 78 dock doors, 4 drive-in doors, 59 trailer parking spaces and 212 auto parking spaces. The building has 56' x 50' column spacing and 60' speed bays. The building was substantially completed in January 2023, and with the help of Jason West and Sean Henrick from Cushman & Wakefield and Brian Camp from ProVenture and Charles Canale from Colliers, a full building lease with a global 3PL commenced December 2023.

