

NAIOP Chicago
38th Annual Awards for Excellence Finalists

BROKER TRANSACTION OF THE YEAR | Industrial

Eli Lilly at Bristol Business Park

- **Address:** 12550 120th Ave, Kenosha, WI
- **Square Footage:** 323,930
- **Transaction Value:** \$51,000,000
- **Landlord/Seller's Brokers:** Eric Fischer, Brett Kroner, Keith Puritz, Marc Samuels, *Cushman & Wakefield*
- **Tenant/Buyer's Brokers:** Sam Badger, Whit Heitman, Nathan Lamb, Chris Reynolds, *CRBE*
- **Property Description:** Cushman & Wakefield orchestrated the \$51M sale of a 323,930 SF facility and 31 adjacent acres in Bristol, WI, aligning with Eli Lilly's aggressive 2024 timeline. Representing Janko Group, C&W navigated a complex, multi-stakeholder transaction with precision. The facility is part of a 300-acre industrial park developed by Janko and built by PEAK Construction. The site will support Eli Lilly's regional expansion and stands as a model of strategic execution and industrial growth.



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Hu-Friedy Lease at The Logistics Center

- **Address:** 2501 Sanders Rd., Glenview
- **Square Footage:** 326,278
- **Transaction Value:** \$48,000,000
- **Landlord/Seller's Brokers:** Jonathan Kohn, Suzanne Serino, Chris Volkert, *Colliers*
- **Tenant/Buyer's Brokers:** Steve Stone, *Cushman & Wakefield*
- **Property Description:** In December 2024 Colliers Suzanne Serino, Jonathan Kohn and Chis Volkert represented Dermody Properties in its 326,278 SF lease to Hu-Friedy at 2501 Sanders Road in Glenview.



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Matte57 Commerce Center

- **Address:** 21500 Gateway Drive, Matteson
- **Square Footage:** 757,000
- **Transaction Value:** \$40,000,000
- **Landlord/Seller's Brokers:** Al Caruana, Britt Casey, Sally Macoicz, Matt Saddler, *Cushman & Wakefield*
- **Tenant's Consultant:** Olivia Byrne, K&L Gates
- **Property Description:** In Matteson, IL, a 757,000 SF spec facility, developed and owned by Crow Holdings, is taking spotlight to a global energy storage manufacturer. The 10-year deal (with renewal options) will bring 600 new jobs to the region and catalyze advanced manufacturing growth. Once dormant farmland, the site is undergoing a \$40M+ buildout featuring multiple assembly lines, labs, testing rooms, and automation. Despite a sluggish big-box market, this high-profile, fast-paced transaction—marked by international collaboration, complex incentives, and intensive infrastructure coordination—positions the Matteson area as a rising hub for innovation and industrial investment.



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MSI Express at Geneva 2

- **Address:** 1885 E. State Street, Geneva
- **Square Footage:** 274,800
- **Transaction Value:** N/A
- **Landlord/Seller's Brokers:** Dominic Carbonari, Kate Coxworth, Tara Torbik, *JLL*
- **Tenant/Buyer's Brokers:** N/A
- **Property Description:** Jones Lang LaSalle was hired by Prologis to market Geneva 2, a newly developed 274,800-square-foot Class A logistics facility located just south of DuPage Airport at 1885 E. State Street in Geneva, IL. JLL directly marketed the building's Class A features, including 36-foot clear height, 59 trailer stalls, and a 60-foot speed bay, to a targeted list of users in the region. This effort resulted in a 12-year lease with MSI Express, Inc., a national contract manufacturing and packaging company. The lease resulted in the largest new lease completed in the Fox Valley submarket in 2024. The long-term lease, valued at just over \$44 million, stabilized a newly delivered Class-A asset and represented a significant operational commitment by a national logistics user.



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RJW Logistics Center at CenterPoint Intermodal Center

- **Address:** 2903 Schweitzer Road, Joliet
- **Square Footage:** 976,954
- **Transaction Value:** Proprietary
- **Landlord/Seller's Brokers:** Dan Leahy, Adam Roth, *NAI Hiffman*
- **Tenant/Buyer's Brokers:** Dominic Carbonari, *JLL*
- **Property Description:** CenterPoint Properties, in collaboration with NAI Hiffman, Cornerstone Architects, and general contractor FCL Builders, developed a 976,954 SF speculative warehouse/distribution facility at 2903 Schweitzer Road in Joliet, IL. Completed in 2023, the Class A building offers 40' clear height, 100 exterior docks (exp), 4 DIDs, 287 trailer stalls (exp), and 328 car stalls. In January 2025, RJW Logistics signed a long-term lease, which was driven by the modern building design, operational efficiency, prime location near major interstates and intermodal hubs, and transportation cost savings. Dan Leahy and Adam Roth of NAI Hiffman represented CenterPoint Properties, and Dominic Carbonari of JLL represented RJW Logistics.



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RJW Logistics Group at Third Coast Intermodal Hub

- **Address:** 201 W. Compass Blvd, Joliet
- **Square Footage:** 2,116,107
- **Transaction Value:** Confidential
- **Landlord/Seller's Brokers:** Traci Buckingham Payette, John Suerth, *CBRE*
- **Tenant/Buyer's Brokers:** Dominic Carbonari, Kate Coxworth, Tara Torbik, *JLL*
- **Property Description:** JLL delivered exceptional tenant representation for RJW Logistics Group, securing two strategic Midwest facilities: a 976,954-square-foot distribution center at 2903 Schweitzer Road in Joliet's CenterPoint Intermodal Center and a 1,139,153-square-foot facility at Third Coast Intermodal Hub. Both properties provide superior logistics advantages with proximity to major rail networks, interstate highways (I-55, I-80, I-355), and key consumer markets. Located within America's largest inland port region, these facilities offer minimal drayage costs and efficient supply chain connections to international trading partners, positioning RJW for optimized operations and continued growth.

