

**NAIOP Chicago
38th Annual Awards for Excellence Finalists**

Developer of the Year

Bridge Industrial

In the past year, Bridge Industrial developed over 1.2 million square feet across six Chicagoland projects, transforming underutilized sites into modern, Class A assets. From revitalizing obsolete buildings to overcoming environmental and geotechnical complexity, Bridge delivered high-performance developments with speed, precision, and vision. These projects stabilized quickly, created hundreds of jobs, and leveraged LEED, BOMA, and ESG initiatives to drive longterm performance. Through thoughtful design, proactive stakeholder engagement, and disciplined execution, Bridge continues to lead the market with purpose-built, sustainable development---a repeatable strategy that maximizes returns while uplifting communities and reinforcing Bridge's reputation as a best-in-class developer.



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CRG

In the past year, CRG advanced transformative projects across Chicago, showcasing leadership in industrial, multifamily, innovation, and historic redevelopment. Highlights include completing The Cubes at ORD, breaking ground on 220 N. Ada Street, launching the Illinois Quantum & Microelectronics Park, and acquiring the iconic Jewelers Building. These developments reflect our commitment to sustainability, inclusive growth, and economic impact. Through thoughtful design, strategic partnerships, and community investment, CRG continues to shape the future of real estate while delivering long-term value across the region.



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DERMODY

Dermody is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. In the Midwest, the Chicago market is the prime focus for development, and as evidenced in recent years, redevelopment. In the past 12 months, our development activity has been strong based on our long-term, positive outlook for the greater Chicago market, solidified by our strategic land investments which have contributed to the recent activity.



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Developer of the Year

Northern Builders, Inc.

Northern Builders, a vertically integrated development and construction company with 98 years of experience, had its most successful year in 2024, securing over \$265 million in new projects—double its historical average. Highlights include large-scale industrial developments like a 1.2MSF Unilever facility and a 200K SF Bolingbrook project, as well as a 100-acre sports campus and children's museum for the Village of New Lenox. Northern's ability to navigate complex entitlements and aggressive timelines, along with its strong municipal partnerships, led to high-impact projects that support economic growth, job creation, and community development.

northern

