

**NAIOP Chicago**  
**38<sup>th</sup> Annual Awards for Excellence Finalists**  
**Industrial Build-to-Suit Development of the Year**

**Agile Cold Storage | Northern Builders, Inc.**

- **Address:** 2791 W Illinois Hwy
- **Square Footage:** 202,759
- **Project Cost:** \$62,754,043

This 202,759 SF (expandable to 375,000 SF) state-of-the-art cold storage facility was one of the largest projects of its kind recently green-lit in the Chicago market. Featuring 39,360 pallet positions, 40 dock doors, and a 63-foot clear height, the facility was sold to Agile Cold Storage in 2023. Designed by Architect Plus Design and developed and constructed by Northern Builders, Inc., the project exemplifies precision execution. Strategic timing, site selection, and collaboration with the City of Joliet enabled a fast-track, phased delivery—bringing jobs, tax revenue, and long-term economic value to one of the fastest-growing municipalities in the region.



**NAIOP Chicago**  
**38<sup>th</sup> Annual Awards for Excellence Finalists**  
**Industrial Build-to-Suit Development of the Year**

**KORUS Logistics Infra EW | ARCO/Murray National Holdings**

- **Address:** 21012 W Mississippi St
- **Square Footage:** 1,106,256
- **Project Cost:** \$65,525,727

CJ Logistics is a 1.1 million SF build-to-suit logistics center located in Elwood, Illinois. The facility is a collaboration between CJ Logistics, the Korean Ocean Business Corporation, general contractor ARCO/Murray, and architect Nelco Architecture, Inc. Designed to support global supply chain operations, the building offers flexibility for future tenants and features a 40-foot clear height, 110 fully equipped dock positions, and a 40% climate-controlled warehouse. Strategically located near BNSF and Union Pacific rail lines and in proximity to O'Hare International Airport, this development will enhance both regional and national supply chain efficiency.



**NAIOP Chicago**  
**38<sup>th</sup> Annual Awards for Excellence Finalists**  
**Industrial Build-to-Suit Development of the Year**

**Project Spartan | MWI Property Group**

- **Address:** 1201 Humbracht Circle
- **Square Footage:** 207,187
- **Project Cost:** \$30,000,000

MWI Property Group (MWI) developed this state of the art 207,187 SF facility as a build-to-suit for Axium Packaging, an industry leader in next generation packing solutions. MWI effectively navigated this historically overlooked and geotechnically challenged site in the highly sought after Brewster Creek Business Park, and was able to secure yet another advanced manufacturing facility for the area. This project expanded Axium's footprint in Brewster Creek and further contributed to the growth of this regional manufacturing hub. MWI Construction was the general contractor, Partners In Design the architect and V3 Companies the civil engineer.



**NAIOP Chicago**  
**38<sup>th</sup> Annual Awards for Excellence Finalists**  
**Industrial Build-to-Suit Development of the Year**

**Ravago Americas | Karis**

- **Address:** 2210 Nemetz Way
- **Square Footage:** 509,000
- **Project Cost:** \$80,000,000

At the heart of the 200-acre Karis Center for Commerce, Karis delivered a LEED Silver, 509,000 SF build-to-suit for Ravago, a global leader in polymer distribution. Developed on a 100-acre parcel with a ribbon cutting in June 2025, the facility is engineered for supply chain efficiency, long-term growth, and multimodal connectivity, anchoring Phase 1 of Karis's landmark industrial campus in suburban Chicagoland. More than a single facility, it serves as a logistics engine for Ravago's North American operations. Karis secured entitlements, coordinated infrastructure and rail development, and led the project from land planning through delivery.



**NAIOP Chicago**  
**38<sup>th</sup> Annual Awards for Excellence Finalists**  
**Industrial Build-to-Suit Development of the Year**

**Schuetz Container Systems | McShane Construction Company**

- **Address:** 7517 60th Street
- **Square Footage:** 372,000
- **Project Cost:** Confidential

Schuetz Container Systems is a 372,000-square-foot build-to-suit industrial facility in Kenosha, Wisconsin. Positioned on a 25-acre site, the precast building features a 40' clear height with 48 truck docks and four drive-in doors. Inside, there are four interior cranes, mezzanines throughout the manufacturing areas, and a two-story office that incorporates 14,000 square feet. The property offers 245 trailer parking spaces and a railroad extension that brings three rail lines to the site. McShane Construction Company and Harris Architects provided design-build services on behalf of Schuetz Container Systems, Inc.



**NAIOP Chicago**  
**38<sup>th</sup> Annual Awards for Excellence Finalists**  
**Industrial Build-to-Suit Development of the Year**

**The Logistics Campus - PepsiCo BTS | DERMODY**

- **Address:** 3101 Protection Parkway
- **Square Footage:** 351,520
- **Project Cost:** \$90,000,000

Dermody is pleased to announce their most recent Build-to-Suit for PepsiCo. PepsiCo signed a lease for a 351,520 SF build-to-suit logistic facility at 3101 Protection Parkway in The Logistics Campus in Glenview, IL. The former site of Allstate's global headquarters, consisting of three office towers, the Allstate campus is one of the highest profile, office redevelopment projects for industrial real estate nationally. Designed by Partners In Design and constructed by Premier Design & Build Group, the Project will consist of a single, 40' clear building containing approximately 351,520 total SF.

