

**NAIOP Chicago**  
**38<sup>th</sup> Annual Awards for Excellence Finalists**

**Industrial Speculative Development of the Year - Large Scale (400,000 S.F.)**

**Bridge Point Romeoville | Bridge Industrial**

- **Address:** 187 Southcreek Parkway
- **Square Footage:** 660,214
- **Project Cost:** \$87,398,384

Bridge Point Romeoville, developed by Bridge Industrial, designed by Cornerstone Architects, and built by ARCO Murray, transformed nearly 67 acres of raw farmland into a 660,214 SF Class A industrial park in the I-55 submarket. Despite floodplain constraints and unstable soils, Bridge executed tailored remediation, delivering both buildings on time and on budget. The project achieved LEED registration, secured a \$16M TIF, and leased 100% of the space within eight months—setting a record rent above \$8.20 PSF. Now fully stabilized, the park stands as a rare, high-performing asset in a supply-constrained submarket under development moratorium.



**NAIOP Chicago  
38<sup>th</sup> Annual Awards for Excellence Finalists**

**Industrial Speculative Development of the Year - Large Scale (400,000 S.F.)**

**Matte57 Commerce Center | Crow Holdings**

- **Address:** 21500 Gateway Drive
- **Square Footage:** 757,000
- **Project Cost:** \$40,000,000

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.





**NAIOP Chicago**  
**38<sup>th</sup> Annual Awards for Excellence Finalists**

**Industrial Speculative Development of the Year - Large Scale (400,000 S.F.)**

**Venture Park 47 | Venture One Real Estate**

- **Address:** 12150 Jim Dhamer Drive
- **Square Footage:** 729,823
- **Project Cost:** \$34,000,000

This 729,823 SF 40' clear class A speculative industrial facility, located in Huntley, IL, was developed by Venture One Real Estate and constructed by Meridian Design Build. The new facility is located at 12150 Jim Dhamer Drive, a half mile from the full interchange at I-90 and Route 47. John B. Sanfilippo & Son Inc. signed a lease for 444,600 sf of space within the building with Meridian Design Build handling the tenant buildout work for Venture One. Architectural services were provided by Ware Malcomb. Civil engineering work was completed by Jacob & Hefner Associates. Colliers is marketing the building for Venture One.

