

NAIOP Chicago
38th Annual Awards for Excellence Finalists

Special-Use Development of Year

Edged Chicago Data Center ORD01-1 | Seefried Properties

- **Address:** 2835 Bilter Road
- **Square Footage:** 210,000
- **Project Cost:** \$58,580,028

Edged Chicago Data Center ORD01-1 is the first of the Aurora TechPark data center campus in Aurora, Illinois. This two-story AI data center is 210,000 sq. ft. with a 40-ft. clear height, and has a 24 MW critical capacity load. The facility, situated on a 65+ acre campus, is an N+1 Tier 3 facility, and is uniquely optimized for both energy and water efficiency, saving 379,100,000 gallons of water per year - using Edged's carbon-neutral waterless cooling technology. With 24x7x365 access and 100% uptime guarantee, the data center features uninterruptible maintenance areas outside of white space, and Class A office space over 10,000 sq. ft. Project architect was Ware Malcomb, General Contractor was FCL Builders, and Developer was Seefried Industrial Properties.



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Heathrow Scientific BTS | PREMIER Design + Build Group

- **Address:** 440 North Fairview Drive
- **Square Footage:** 112,723
- **Project Cost:** \$13,500,000

PREMIER Design + Build Group, in collaboration with Cornerstone Architects, delivered a state-of-the-art headquarters for Heathrow Scientific in Vernon Hills, Illinois. The two-story, 113,000-square-foot facility consolidates the company's manufacturing, laboratory, and office operations under one roof. Inside, a large lab supports product design and quality control, while an outdoor dining area enhances the employee experience. The exterior features wood veneer accents, glass finishes, and a canopy entrance. With 12 dock positions and two drive-in doors, the building supports efficient logistics. Sustainable features include a rooftop solar array and hybrid HVAC systems, reflecting a strong commitment to environmentally conscious design.



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Package Sortation Build to Suit | Meridian Design Build

- **Address:** 6200 Industrial Highway
- **Square Footage:** 309,960
- **Project Cost:** N/A

This 309,960 SF automated 24/7 package sorting and distribution center, is being developed by Scannell Properties and constructed by Meridian Design Build on a 78-acre redevelopment site in Gary, IN. The new facility will include 14,786 SF of office space, a freestanding vehicle maintenance garage, a 642-car employee parking lot, 272 semi-trailer parking stalls, and 103 van staging stalls. The project is being completed on a design/build basis. Architectural design services are being provided by Cornerstone Architects. Civil engineering services are being provided by SPACECO, Inc.



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Rana Meal Solutions | Keeley Construction

- **Address:** 300 Spitzer Road
- **Square Footage:** 550,000
- **Project Cost:** \$37,000,000

Keeley Construction Inc. completed a new 529,646 sf food-grade facility for Giovani Rana USA/Rana Meal Solutions, marking the company's third plant in Bartlett, IL. This state-of-the-art facility expands Rana's production capacity and strengthens its role as a leading player in the prepared meals industry. Site preparation included extensive mass grading, stormwater management, sanitary sewer & water main improvements, concrete & asphalt paving, and landscaping. A key engineering achievement was the installation of 3,900 aggregate piers and approximately 3,500 stone columns—ranging from 12 to 25 feet deep—to support both foundations and floor slabs. Once completed, the facility will feature over 180,000 sf of interior mezzanines, two office buildouts and on-site wastewater treatment tanks.



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Silesia - U.S. Headquarters BTS | Venture One Real Estate

- **Address:** 12325 Jim Dhamer Dr
- **Square Footage:** 135,985
- **Project Cost:** Confidential

This 135,985 SF state-of-the-art food flavor manufacturing facility was developed by Venture One, designed by Ware Malcomb, and constructed by Meridian Design Build. The LEED Silver-certified building serves as the new U.S. headquarters for Silesia and features advanced R&D laboratories, flavor production areas, quality control spaces, and modern offices. Located in Huntley, IL, the build-to-suit project was designed to meet the highest standards of food safety, energy efficiency, and operational workflow. The facility reflects Silesia's long-term growth strategy in the U.S. market and provides an innovative environment for collaboration and product development.

