

## 2018 Major Business Developments in WILL COUNTY, ILLINOIS

### January

**UNIVERSITY PARK:** **The Clorox Company** leased 402,000 sf at 2400 Dralle Road.

**WOODRIDGE:** **RJW Transport, Inc.** leased 356,621 sf at 2601 Internationale Parkway.

**LOCKPORT:** **Illinois Tool Works** signed a 102,390 sf industrial lease. ITW is a global manufacturer of engineered fasteners and components. The building is located within Heritage Crossing, a 228-acre business park.

### February

**MONEE:** **Kenco Transportation**, the largest woman-owned third party logistics company in the U.S. will soon occupy the former World Kitchen industrial facility in Monee. The 701,228 sf facility has been vacant since 2013.

**CRETE:** **Cypress Creek Renewables** is planning to construct a solar power plant with a capacity between 2 MW and 5 MW on a 48-acres site in Crete Township. Construction is expected to begin in 2019.

**ROMEDEVILLE:** **The Central American Group** completed a lease for 500,000 sf at 825 Bluff Road providing logistics solutions in Chicago and the Midwest since 1980 including a strong food industry background.

**ROMEDEVILLE:** **Ozburn-Hessey Logistics (OHL)** leased 270,000 sf at 99 N. Pinnacle in Romeoville. OHL provides third party logistics services in North America, Europe, Australia and Asia and is headquartered in Tennessee.

**JOLIET:** **Whirlpool Corporation** renewed and expanded their lease at 3851 Youngs Road for 1,001,184.

**LOCKPORT:** **Acer** entered into a new lease for 166,000 SF AT 16508 Johns Lane Crossing adjacent to I-355 and Gouger Road. Acer is a multinational hardware and electronics corporation, specializing in advanced electronics technology

**ROMEDEVILLE:** **JB HUNT TRANSPORT, INC.** entered into a lease for 150,364 on Pinnacle Drive. The transportation company is taking half of the property's 283,000 sf. The Romeoville Business Center features 50 exterior loading docks, 120 trailer parking stalls.

**JOLIET:** **Caliber Packaging** leased 22,000 sf at 1820-1830 Moen Avenue.

### March

**ROMEDEVILLE:** **CT Realty Advisors** has begun development of Interchange 55 Logistics Park. The \$125 million, 1.3 million square foot logistics park is slated for completion by the end of the year. The project includes 2 distribution facilities, (684,000 sf and 657,000 sf in

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size) each with clear heights of 32 feet. The design for both will allow for future expansion of parking and dock doors. NAI Hiffman represented CT Realty Advisors in the acquisition of the 112-acre land site.

**JOLIET: CenterPoint Properties** announced its recently completed 751,622 sf spec. facility at 3900 Brandon Road is fully leased. The home improvement retailer signed a 15year, 6 month lease for 250,309 sf., which includes 3,600 sf of office, 26' clear heights, 28 dock doors, 64 parking positions and 629 trailer stalls. Additionally, CenterPoint will construct new trailer parking-591 stalls for this tenant on additional 29.74 acres.

**JOLIET: CenterPoint Properties** breaks ground on 826,755 sf spec building at 3901 Brandon Road in the CenterPoint Intermodal Center. The building will be 36' tall with 100 expandable truck docks and 326 trailer positions. The building is expected to be completed later this year.

**ROMEDEVILLE: Sealed Air Corporation** leased 106,876 sf at 200 S. Pinnacle Drive. Sealed Air is a packaging solutions focusing on sustainability for food, product and medical application industries.

**BOLINGBROOK: TY INC.** leased 103,700 sf at 575 W. Crossroads Parkway. Ty is the large manufacturer of stuffed plush toys in the world.

### April

**ROMEDEVILLE: Illini Precast**, a Westchester-based pre-stressed concrete company has purchased the site of an old concrete plant (MI Dynacore) along Route 53 across from Lewis University. The 52,000 sf building will be expanded by 40 feet to the north end and additional equipment will be added. Additionally, screening and landscaping will be added to improve the existing entrance off of Route 53.

**ROMEDEVILLE: Gateway Business Park** located at IL 53 and Joliet Road will include a 351,871 sf building along with a commercial fueling station and convenience store. Construction to begin this Summer.

**ROMEDEVILLE: Hospitality Guru** received approval for development of a Holiday Inn Express near I-55 at Weber immediately south of Bowelero. The 4-story hotel will offer 96 guestrooms. Construction will start this Summer.

**ROMEDEVILLE: Highpoint Town Square** will begin construction of 9 buildings (72 units) at the Highpoint Apartment community. Construction to begin this Summer.

**ROMEDEVILLE: Village Place Apartments** has been approved as a 216-unit, Class A apartment community on the south side of Normantown Road with construction beginning this Summer.

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**TINLEY PARK: Proven IT Solutions** relocated its headquarters to 8442 W. 183<sup>rd</sup> Place. Operating out of their 22,000 state of the art facility, Proven IT Solutions specializes in office equipment, document management, managed services and IT solutions to its clients.

**MOKENA: ABC Supply** leased 56,000 square feet at Spring Lake Drive. ABC is the largest wholesale distributor of roofing in the US and one of the nation's largest distributors of siding, windows and other exterior and interior building products.

### June

**BOLINGBROOK: Neuco, Inc.** has purchased a 145,000 sf building as its new headquarters and main distribution center. Neuco is relocating from Downers Grove and will bring approximately 130 employees to the new site. Neuco is a master distributor of HVAC replacement parts to wholesale distributors throughout North America.

**BOLINGBROOK: Intralot**, a software company for lottery and entertainment services will occupy 42,300 sf of 575 W. Crossroads Parkway including 11 exterior docks and 4,281 sf of office space.

**BOLINGBROOK: Prologis** completed construction of 1049 Lily Cache Ln, a 115,460 sf warehouse that is half leased to Alta Equipment.

**ROMEDEVILLE: XPO Logistics** leased 123,804 at 1551 W. Normantown Road in Windham Lakes SW Business Park.

**BOLINGBROOK: RJW Transport, Inc.** signed its 2<sup>nd</sup> large lease of the year for the 405,844 sf facility at 1000 Veterans Parkway.

**BOLINGBROOK: RTC Industries, Inc.** leased 228,480 sf at 265 Marquette Drive. RTC provides solutions that improve retail operations and drive productivity.

**WOODRIDGE: Talley**, a distributor of wireless infrastructure, communications and mobile products will sublease the 38,400 sf industrial space at 2143 Internationale Parkway.

**LOCKPORT: Metropolitan Warehouse & Delivery Corp.** is leasing space at 14503 S. Gougar Road. The company prides itself as the Premier White Glove In-home delivery company specifically catering to the High End Furniture, Antiques, and Fine Furniture Manufacturing Industries.

**LOCKPORT: Berlin Packaging** leased 102,009 sf. of 302,588 sf in newly built building at 16230 W. 163<sup>rd</sup> Street adjacent to I-355. International Logistics Center South consists of two side by side spec buildings totaling 611,576 sf.

**ROMEDEVILLE: USPack Logistics** a same-day logistics company leased 75,504 sf at 5 Greenwood Avenue

**JOLIET: Home Depot** leased 250,456 at 3900 Brandon Road in the CenterPoint Intermodal

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Center.

**NEW LENOX: Network Global Logistics** leased 77,784 sf at 2101 W. Haven Avenue.

### July

**LOCKPORT: Kane is Able Inc.** has signed a lease for 371,994sf at Heritage Crossing. . The third-party logistics, warehousing, transportation and supply chain company will occupy the space at 14630 S. 147<sup>th</sup> Court which features clear high ceilings of 36' and is near I-355.

**JOLIET: FedEx Freight** truck terminal opened on portion of the old Caterpillar property being redeveloped by CenterPoint. FedEx Freight is in a 128,000 sf building with 169-door docks, maintenance shop and on-site fueling. The terminal is on 46.4 acres.

**NEW LENOX: Automann USA, Inc.** completed a build to suit consisting of 202,582 sf at 2301 W. Haven. Automann is a global distributor of aftermarket truck and trailer chassis components serving regional warehouse distributors and repair shops with more than 15,000 products and is headquartered in Somerset, New Jersey.

### August

**MONEE:** CBRE has been hired by a joint venture of DeBartolo Development and Location Finders International Real Estate to market a new 879,040 sf warehouse within the Bailly Ridge Corporate Center. Construction has begun on Ridgeland Avenue and is scheduled to be completed in spring of 2019.

**TINLEY PARK: AGS, Inc.** has entered into a new lease for 32,000. Architectural Grilles & Sunshades is a leader in custom design, manufacturing and delivery of exterior sunshades, grilles, light shelves and trellises for architects and contractors nationwide.

**BOLINGBROOK: LeSaint Logistics, LLC** is leasing 108,577 sf. on south Frontage Road.

**LOCKPORT: S & S Activewear** build to suit in Prologis Park expected to open Q3 2019 consisting of 750,351 sf. The Bolingbrook-headquartered corporation is a national wholesaler to the imprintable apparel and uniform market offering more than 60 brands.

**BOLINGBROOK: Basic Crating & Packaging** new lease 97,920 sf at 335 W. Crossroads Parkway new lease. Provides domestic and international design, build and packing services.

**ROMEOVILLE: Pioneer Logistics** at 50 N. Paragon Drive new lease

### September

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**NEW LENOX: Far North International** leased 50,699 sf at 2401 W. Haven Avenue. Far North Express provides transload, product storage and re-packaging services.

**LOCKPORT: Style Line Custom Cabinetry** 25,200 sf built to suit on Prime Boulevard.

### October

**BOLINGBROOK: Bulletproof Logistics** entered into a 98,400sf long term lease at Fountain Square. Fountain Square was recently acquired by Bridge Development LLC and consists of 4 buildings. A fifth speculative building is planned that will bring the development to 957,000 sf on 67 acres.

**BOLINGBROOK: Industrial Battery Products**, a St. Louis-based forklift industrial battery distributor leased 33,900 square feet at Fountain Square.

### November

**PLAINFIELD: Diageo North America Inc.** will build a 1.5 million square foot storage facility down the street from its production plant on 143<sup>rd</sup> Street and Steiner Road. Diageo is the leading premium drinks business and produces brands including Smirnoff, Johnnie walker, Baileys and Guinness.

**JOLIET: JOLIET COLD STORAGE** is expanding for a third time their facility at 1101 Cherry Hill Road in the Cherry Hill Business Park. The 230,000 sf expansion will be devoted to addition freezer space for cold storage of food products.

**JOLIET: NFI Industries**, a distribution, transportation, global logistics company in business since 1969. Purchased 992,640 sf building located at 100 E. Millsdale Road from Hillwood.

### December

**BOLINGBROOK: Old World Industries** leased 354,400 sf at 605 W. Crossroads Parkway. This 45 year old company manages over a dozen leading consumer and commercial automotive, chemical and agricultural industry brands including Peak Automotive, BlueDef Diesel fuel Additives and Herculiner.