

## 2019 Major Business Developments in WILL COUNTY, ILLINOIS

### January

**JOLIET – NFI** a New Jersey-based third-party logistics firm purchased a 992,640 sf speculative facility recently developed by Hillwood Development Corporation at 100 E. Millsdale Road in the Joliet Logistics Park. The property is located adjacent to both BNSF and Union Pacific intermodal facilities.

**BOLINGBROOK – WeatherTech** continues to expand building a new 110,000 sf headquarters on a 12.5 acre parcel in the 400 block of Remington. WeatherTech currently occupies 14 buildings around Bolingbrook and has been headquartered there for over a decade.

### February

**CHANNAHON – Novo Building Products** leased 250,000 sf of a 442,000 sf new building at the Route 6 Business Center. The company is a manufacturer and distributor of moldings, stair parts, decorative moulding, boards and columns and is headquartered in Zeeland, Michigan.

**JOLIET – Touchpoint Logistics** leased 206,983 sf at 3500 Channahon Rd. Touchpoint has two Chicago locations and provides distribution, warehousing and order fulfillment outsourcing for companies.

**ROMEDEVILLE – Lennox International Inc.** leased 400,393 sf at 175 Southcreek Parkway. Lennox is an intercontinental provider of climate control products for heating, ventilation, air conditioning, and refrigerator markets headquartered in Richardson, Texas.

**BOLINGBROOK – R.R. Donnelley** entered into a new lease at 555 St. James Gate for 419,610 sf.

### March

**WOODRIDGE – Swap.com** signed a five and a half year, 132,000 sf lease at 2501 Internationale Parkway. Began in late 2012, Swap.com is a platform for buying and selling used items. With beginnings in a 12,000 sf facility, expanding to 67,000 sf in Bolingbrook in 2014 and expanding again to 360,000 sf in Bolingbrook. Swap.com is now the largest online consignment retailer with more than 2,000,000 items for purchase.

**JOLIET – Supreme Lobster's** Joliet Cold Storage facility expanded by 230,000 sf at 1101 Cherry Hill Road.

**BOLINGBROOK – Bed, Bath & Beyond** leased 361,176 sf at 850 S. Veterans Parkway.

**MONEE – Amazon** leased its 6<sup>th</sup> Will County facility totaling 153,000 square feet, which is a make-on-demand facility for book printing and binding. The facility will employ up to 400 and is scheduled to open July 2019.

**BOLINGBROOK – Symbia Logistics** leased 206,711 sf at 700 Gateway Drive. Symbia is a 3pl providing logistics, warehousing and fulfillment services and based out of Louisville, Kentucky.

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**BOLINGBROOK – LG Electronics USA** leased 125,000 sf at 1251 W. 115<sup>th</sup> Street. LG Electronics is the North American subsidiary of LG Electronics, Inc. a \$48.5-billion global force in consumer electronics, home appliances and mobile communications.

### April

**BOLINGBROOK – WeatherTech** will add to its Will County footprint adding a newly sf; Building #2 – 46,890 sf and Building #3 – 34,280 sf will include offices and warehouses with access off both Weber road and Hassert Blvd. to the north.

**JOLIET – The Will County Emergency Management Agency and Animal Control** facilities broke ground on \$5.8M project with expected completion in November of this year. The buildings are 11,500 sf and 6,600 sf respectively.

**BOLINGBROOK – Ulta Beauty** has expanded its corporate headquarters by 72,720 sf bringing their total square footage to 379,000 at Tallgrass Corporate Center. Ulta Beauty has maintained its headquarters in this location since 2008.

**BOLINGBROOK – Old World Industries** opens new Illinois Distribution Center. The 350,000 sf facility will house 50 employees and an enhanced fleet of commercial trucks. Old World Industries produces and distributes PEAK Coolant and antifreeze and BlueDEF.

### May

**JOLIET – Accuride** signed a lease for 292,000 sf at IDI Logistics' building at 4050 Rock Creek Blvd. Accuride is a leading supplier of components to the commercial vehicle industry in North America. Accuride will consolidate its Naperville and Batavia facilities into the new building.

**ROMEOVILLE – Chemtech Services**, a manufacturer of high vacuum distillation equipment has leased 22,600 sf at 101 Paragon Drive. Chemtech was already in the region, but outgrew multiple smaller facilities.

**WILMINGTON – Elion Logistics Park 55** is the 2,500 acre rebranded rail-served industrial park at Lorenzo Road and I-55. CBRE is the exclusive listing agent for the master-planned park. The park has potential for more than 30 million sf of product and includes 140 acres for commercial development and 40 acres of wetlands with pedestrian walking paths.

**JOLIET – Rock Run Business Park** has initiated the building of a 137,640 sf speculative building with 32-foot clear height, 30 dock doors and a flexible floorplan that can accommodate two tenants.

**LOCKPORT – Acer Service Corporation** has entered into a lease for an additional 50,570 sf in its current building located at 16508 S. John Lane Crossing. This expansion comes just 16 months after its initial, 166,024 sf lease.

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**BOLINGBROOK – Fountain Square Commerce Center** announced and broke ground on the final project of the development, a 219,000 sf speculative warehouse. The building will feature 48 docks, two drive-indoors and ESFR sprinkler system. The ceilings will boast 32 feet clear height. The project is on Remington Blvd.

**ROMEOVILLE – FEDEX Corporation** entered into a new lease for 469,920 sf (the entire building) at 145 S. Pinnacle Drive. This was the largest regional lease of the quarter.

**WOODRIDGE – UNIS** leased 135,213 sf along I-355 at 9020 Murphy Road. UNIS is national third-party logistics provider.

**BOLINGBROOK – R. R. Donnelly** leased 419,610 sf (new lease) at 555 Saint James Gate.

**ROMEOVILLE – WEG Electric Motors Corporation** leased 235,750 sf at 1165-1185 W. Crossroads Parkway. WEG is the largest industrial electric motor manufacturer in the Americas producing more than 21 million units annually.

**BOLINGBROOK – Barr Freight Systems** renewed and expanded its lease to 200,000 sf at 505 W. Crossroads Parkway.

**BOLINGBROOK – Bulletproof Logistics & Distribution** expanded its lease to 165,907 sf at 600 Remington Blvd.

**BOLINGBROOK – eShipping** signed a long term lease for 98,428 sf in Building II at Fountain Square Commerce Center on Remington Blvd. eShipping is a nationwide warehouse & distribution services company.

**LOCKPORT – 48forty Solutions**, a pallet management company, has leased 83,720 sf at 16508 S. John Lane Crossing.

**ROMEOVILLE – Vynera Transportation** expanded and built a 30,500 sf repair shop expansion.

### June

**JOLIET – GP Transco**, a logistics firm, plans to develop 22.5 acres of land and move their headquarters and state of the art vehicle maintenance facility in Ketone Partner's 262-acre business park at Route 6 and Houbolt Road and relocate from Darien into its 40,000 sf headquarters by spring of 2020 to further support the demand for its growing logistics clients.

**ROMEOVILLE – Samsung** renewed 649,000 sf at

**BOLINGBROOK – Personalization Mall** relocated to Bolingbrook at 850 Veterans Parkway in 361,176 sf

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**FRANKFORT – Fabricated Products Group** leasing 13,750 at 400 S. LaGrange Road. Fabricated Products Group is a custom fabricator and machine shop specializing in design, engineering and manufacturing of premium architectural systems and components. This is one of 2 Midwest locations.

**UNIVERSITY PARK – Trusort Fastener Services** purchased a 60,000 sf building for \$1,100,000 at 80 Central Avenue.

**NEW LENOX – Silver Cross Hospital** announces 40,000 Medical Office Pavilion in conjunction with HS PrimeCare on the campus at Silver Cross Hospital. The new facility will house the hospital's urgent care, primary care, and occupational health clinics among other medical tenants. The building is scheduled for completion by the end of the year.

**NEW LENOX – Four Seasons**, a new 55+ active lifestyle community, is coming next spring to the I-255 corridor. The project includes 612 single-family ranch homes, a clubhouse, pool and 1.65 miles of trails.

**UNIVERSITY PARK – Kentucky Trailer** will move to a new 293,550 bts building on 14.12 acres at Commerce Center, University Park on Dralle Road just west of Governors State University.

**JOLIET – PrimeSource Building Products**, a distributor of fastening solutions and building materials, signed a build-to-suit lease for a 148,815 sf new facility being developed by CenterPoint Properties at 1601 W. Schweitzer Road.

### July

**JOLIET – Midwest Industrial** broke ground on a new 187,522 sf building at 2515 S. Chicago Street. The building will be marketed for sale or lease by Cawley. This spec building will be complete in 2020.

### August

**JOLIET – Target** has leased the 1,220,140 sf recently completed OPUS building at 3300 Channahon Road near U.S. Route 6 and Hollywood Road on 75 acres of land. Target Corporation plans to create 200 new jobs over the next year. The center will send supplies like fixtures, shelving and in-store marketing materials to stores nationwide.

### September

**ELWOOD – Midwest Warehouse & Distribution** accepted delivery of a 407,338 sf warehouse at 21157 Walter Strawn Drive. The building features 36' clear height ceilings, 70 exterior truck doors and a state of the art racking system. Premier Design & Build Group lead construction and completed the project in approximately 12 months.

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**BOLINGBROOK – Fiat Chrysler Automobiles (FCA)** has signed a 112,049 sf lease at 1325 Remington in Carlow Corporate Center. The space will be used as a training facility for its employees.

**ROMEOVILLE – RJW Logistics** leased 543,780 sf in the Airport Logistics Center at 20100 Renwick Road.

**NEW LENOX – Silver Cross Hospital** recently announced construction of a 24-bed neonatal intensive care unit (NICU) making Silver Cross the only Level III nursery in Will County. The new \$12.8 million unit will occupy 13,162 sf on the third floor of a hospital expansion project.

### October

**PLAINFIELD/JOLIET – Costco** – Costco will anchor The Boulevard, a 70-plus acre development at I-55 and U.S. 30 with the store planning for a November 2020 opening. The development plan includes space for other retail tenants and restaurants and is a result of an intergovernmental agreement between the two municipalities.

**ROMEOVILLE – Crate & Barrel** will open a 650,000 sf building on an 80-acre lot along Taylor Road in the Pinnacle Business Center. The building size could expand to 815,000 sf, if needed in the future. 175-200 employees will work in the building and 400 additional jobs are anticipated seasonally. Crate & Barrel is headquartered in Northbrook.

**JOLIET – NFI Industries**, a third-party logistics leased 374,460 sf at 251 E. Laraway Road.

**CHANNAHON – Amazon.com** announced a new 1 million sf fulfillment center at the Crossroads 55 Business Park in late 2020. The center will pick, pack and ship large customer items such as sports equipment, patio furniture, kayaks and bicycles and create 500 new, full-time jobs.

**ROMEOVILLE – Elder Warehousing LLC** leased 183,102 sf in Wyndham Lakes Southwest Business Park at 1881 Normantown Road.

**ROMEOVILLE – Hach** leased 130,622 square feet at 1100 W. Airport Road in the Romeoville Business Center. Hach provides water analysis solutions and expertise to municipalities, food, beverage and power companies.

**ROMEOVILLE – Distribution 2000** leased 119,114 sf of industrial space in the Logistics Point Business Park. The company provides nationwide freight and distribution logistics to the gourmet, organic and artisan food industry.

**ROMEOVILLE – Amazon** leased 93,048 sf at 200 S. Pinnacle Drive.

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**LOCKPORT – 48forty Solutions** leased 83,720 at 16508 S. Johns Lane Crossing. The company produces end to end pallet solutions and pallet management.

**NEW LENOX – McWayne, Inc.** leased 67,300 sf at 2401 W. Haven Avenue in the Cherry Hill Business Park. Headquartered in Birmingham, Alabama, Mcwayne, Inc. produces ductile iron pipe, extinguishers, compressed air tanks, waterworks fittings and additional products in the U.S.

### November

**MOKENA –Opus** will build two speculative buildings in Mokena Corporate Center. Completion of the 268,225 sf project is slated for June 2020. The first building will total 154,581 sf while the second will span 113,644 sf. Opus is the developer, design-builder, architect and structural engineer. Lee & Associates will market the building for lease.

**NEW LENOX –Quad Plus** will build a 52,500 square foot building within the Cherry Hill Business Park that will serve as the corporate headquarters. The project is expected to retain 80 jobs and add another 50 full time positions within 3 years. Quad Plus is a drives, process, and automation system integrator and currently operates six domestic facilities plus international locations in Turkey and the United Kingdom.

**ROMEOVILLE – Geodis Logistics** took 400,000 sf at 901 West Bluff Road. This new lease was in addition to a renewal of 540,000 square feet at 20100 Renwick Road. Geodis is a worldwide transportation and logistics leader including freight forwarding, supply chain optimization, contract logistics and transportation management.

**JOLIET – LeSaint Logistics** will take 266,000 sf and **Walmart** will be leasing the remaining 192,000 sf at the Rock Run warehouse at 1701 Crossroads.

**JOLIET – UNIS CO.** entered into a lease with CenterPoint Properties for 827,000 sf in its spec building at 3901 Brandon Road. UNIS is national third-party logistics provider.

**SHOREWOOD – DSC Logistics, Inc.** leased 376,006 sf of a distribution center at the Heartland Corporate Center on Frontage Road. The entire building is 757,880 sf.

### December

**JOLIET – TTX Company** leased 90,200sf at CenterPoint Intermodal Center. TTX Company is a provider of railcars and related freight car management services to the North American rail industry.

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**ROMEOVILLE – Quality Custom Distribution Services, Inc.** leased 145,629 sf at 175 Southcreek Parkway. A division of Golden State Foods, Quality provides 17,000 nationwide deliveries a week from 19 distribution centers and provides distribution services to quick service restaurants.