

## 2020 Major Business Developments in WILL COUNTY, ILLINOIS

### January

**ROMEOVILLE – Pactiv**, a packaging company based in Lake Forest has leased the entire 787,500 sf industrial building at 1101 Airport Road. Note: This is the largest industrial deal along the Interstate 55 corridor since 2014 and in the top 10 Chicago-area industrial leases of 2019.

### February

**LOCKPORT – MLG Electronics USA** has leased 80,062 sf at 14555 S. Gougar Road.

**BOLINGBROOK – Alphabroder** renewed and expanded their lease to 36,183sf at 760 W. Crossroads Parkway. Alphabroder supplies imprintable apparel and accessories to screenprinters, embroiderers, promotional products distributors, athletic dealers, and other businesses.

**ELWOOD – Saddle Creek Logistics Services** expanded by 128,091sf at their 21051 Walter Strawn Drive location. **Saddle Creek Logistics Services** is a nationwide third-party logistics company that specializes in dedicated and shared warehousing, transportation, contract packaging and fulfillment services.

**BOLINGBROOK – TricorBraun** entered a new lease for 73,938 sf at 825 Veterans Parkway. With 50 locations, TricorBraun is North America's largest distributor of primary packaging and a portfolio company of AEA Investors. The company provides innovative solutions across a wide array of customer end markets in plastic and glass containers, closures, dispensers, tubes and flexibles.

### March

**JOLIET – Harbor Freight** will lease a build-to-suit 1.6 million square foot building at 3401 Brandon Road in CenterPoint. This is the largest lease in the Chicago region to date for 2020.

**JOLIET – Pathway Logistics Group** signed a new lease of 30,962 sf at 1600 Rock Creek Boulevard. Logistics services include food distribution, container freight, warehouse and distribution, supply chain management services and transportation services throughout the U.S., Canada and Mexico.

**JOLIET – Target Construction** leased 29,987 sf at 3225 Corporate Drive.

**JOLIET – Touchpoint Logistics** expanded their lease by 75,387 sf at 3500 Channahon Road. Touchpoint has two Chicago locations and provides distribution, warehousing and order fulfillment outsourcing for companies. Initially leased 206,983 sf in February 2019.

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### April

**ROMEOVILLE – RJW Logistics** opened is 545,000 sf warehouse serving 50-75 retail consolidation customers. The firm provides retail logistics for consumer-packaged goods. The property will receive 400,000 pallets and ship over 42 million cases annually.

**UNIVERSITY PARK – Amazon** announced its newest Will County Fulfillment Center will be 1.2 million square feet and located at Central Avenue and Steger Road. The center is expected to be open in 2 years and employ at least 800. Amazon's newest distribution center will handle larger customer orders, such as sports equipment, patio furniture, bicycles and larger household items.

**CHANNAHON – Amazon** has leased a 749,600-square-foot warehouse just east of Interstate 55 and south of another big warehouse being built for Amazon, according to real estate data provider CoStar Group.

**WILMINGTON – Amazon** leased the entire 810,900 sf spec building at 30260 S. Graaskamp Boulevard. The building was completed in 2018.

### May

**WILMINGTON – Amazon** entered a lease for Building C in Elion Partner's project EP-55 off I-55 at Lorenzo Road. The spec building is at 30260 S. Graaskamp Blvd and 810,900 sf.

**CHANNAHON – CAMSO** is leasing 252,208 sf at 24601 S Bradley Street E. in the Channahon Corporate Center beginning September. The new building was completed August 2019, developed by Crowe Holdings Industrial and is located just off I-55 and south of Route 6. CAMSO serves the material handling, construction, agriculture, and power sport industries.

**PLAINFIELD – Pace** received approval from the Village of Plainfield to develop a 232,853-sf bus maintenance and storage facility on 12 acres south of the new Park-n-Ride off of Van Dyke Road. The building will be constructed by Northern Builders, Inc. and is expected to be a \$52 million investment funded through the new capital budget of the Regional Transportation Authority.

**JOLIET – Life Fitness** has leased 464,400 sf at 3901 Rock Creek in the Rock Run Business Park. Life Fitness owns a number of popular fitness equipment brands including Hammer Strength, Life Fitness, Cybex, Indoor Cycling, SCIFIT, and Brunswick Billiards.

### June

**SHOREWOOD – Kenco Logistic Services** recently signed a 381,874-sf long term lease at the Heartland Corporate Center making the 757,880 sf warehouse development at 21530 SW Frontage Road fully leased. Kenco will take occupancy in December once interior improvements are completed.

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**BOLINGBROOK – Xpedient Logistics** is leasing 102,542 sf at 470 W. Crossroads Parkway.

**BOLINGBROOK – Readerlink Distribution** is leasing 100,000 sf at 700 S. Weber Road. Readerlink is the largest full-service distributor of hardcover, trade, and paperback books to non-trade channel booksellers in North America.

**BOLINGBROOK – Roadrunner Transportation Systems** is leasing 93,184 sf at 850 Windham Parkway.

**JOLIET – TTX Company** leased the new 90,480 sf build-to-suit building at 2400 CenterPoint Way. The signature yellow cars of TTX Company move along North America's railroads carrying containers, trailers, automobiles, lumber, steel, paper and a long list of other goods and raw materials.

**BOLINGBROOK – Design Pac Inc.** leased 253,918 sf at 150 E. Crossroads Parkway. Design Pac Inc. designs and manufactures customized packaging, printing, and retail displays.

### July

**BOLINGBROOK - Connemara Converting** leased 83,882 sf at 534 Territorial Drive. The company is a full-service paper, film and board converting company supplying and servicing label printers, envelope converters and merchants.

**JOLIET – SRC Logistics** based out of Springfield, Missouri leased the 1 million square foot spec building at 1023 Laraway Road. The location will serve as an inspection facility for remanufactured automobile parts and employ approximately 100. Full operations are expected by April 2021. This lease represents the largest 3<sup>rd</sup> Quarter industrial lease in the Chicago region.

**ROMEDEVILLE – NorthCape Furniture** leased 59,120 sf at 1411-1415 Enterprise Drive. Distributor of resin, wicker, aluminum, sling, teak and upholstered outdoor furniture.

**MONEE – Midwest Custom Case, Inc.** leased 239,700 sf at 25975 Cleveland Avenue. The company will be relocating from nearby University Park this fall. Midwest Custom Case, Inc. designs and manufactures store fixture products.

**BOLINGBROOK – BC Foods** entered a lease at 485 Crossroads Parkway for 154,340 sf. BC Foods is a global business offering a wide range of high-quality dehydrated vegetables, fruits, spices, herbs, meats, and proteins.

**MONEE – Great Western Malting** leased 220,440 sf at the proposed Monee Corporate Center. Great Western Malting operates a malt and brewing supplies warehouse and distribution system known as The Country Malt Group.

**JOLIET – Walmart** leased 192,390 at 1695 Crossroads Drive in the Rock Run Business Park just north of I-80 at Houbolt Road.

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**MONEE – Basco Corp** leased 120,388 at 26051 S. Cleveland Avenue; new building 2020 completion total building size 245,388 is fully leased. Basco is a wholesale industrial equipment supplier.

### August

**WOODRIDGE – Champion Packaging** renewed and expanded their lease at 2501 International Parkway to 283,436 square feet. Champion manufactures liquid cleaning chemicals for the retail and institutional markets.

**JOLIET – Expeditors International** leased 424,000 sf at 1200 Cherry Hill Road. Expeditors is a global logistics company headquartered in Seattle, Washington.

**SHOREWOOD – DSC Logistics** leased 376,000 sf at 21530 SW Frontage Road. DSC offers logistics and supply chain management on a global scale.

**JOLIET – UNIS** leased 826,755 sf at 3901 Brandon Road. Unified Network Information Services provides technology and information services to supply chain networks.

### September

**ROMEDEVILLE – King Solutions** leased 138,235 sf at 208 S. Pinnacle Drive relocating their firm from Glendale Heights. King Solutions is a client-centric, asset-based 3PL provider of freight transportation management, fulfillment, and warehousing services.

**ROMEDEVILLE – XPO Logistics** leased 123,804 sf at 1551 W. Normantown Road.

**BOLINGBROOK – Fantasia Trading** expanded their lease by 86,884 at 755-777 Remington.

**ROMEDEVILLE – Pioneer Technology** subleased 75,232 sf at 50-56 N. Paragon.

**BOLINGBROOK – Eastland Food Corporation** expanded their lease by 54,791sf at 6060 Territorial Drive. Eastland Food Corporation is headquartered in Maryland and imports, exports and distributes high-quality food products from Asia through 5 warehouses serving 50 states, the Caribbean, South and Central America.

### October

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**ROMEOVILLE – Radial Inc.** leased 167,223 sf at 716 Theodore Court. Radial specializes in omni-channel commerce technology and operations including intelligent payments and fraud protection, efficient fulfillment, supply chain services and customer care services.

**CHANNAHON – Cardinal Health** has leased the 1,000,110-sf spec. building at 24101 S. Bradley in the Crossroads 55 Park. Cardinal Health is a global, integrated healthcare services and products company, providing customized solutions for hospitals, health systems, pharmacies, ambulatory surgery centers, clinical laboratories, and physician offices worldwide.

### November

**JOLIET – Ace Hardware** leased approximately 180,000 sf in the 1100 Block of Laraway Road across from the Chicagoland Speedway. Ace Hardware is headquartered in Oak Brook and plans to be operational in this location before the end of the year.

### December

**JOLIET – Tony’s Fresh Market** will purchase the property at 1801 West Jefferson Street totaling 9.5 acres. Plans are to redevelop the existing structure into a multi-tenant building including a 70,000-sf full-service grocery store. Plans are for an accelerated timeline and opening in 2021.

**CHANNAHON – Scotts Miracle-Gro** signed a lease for a warehouse facility in development at the Crossroads 55 park. Developer Venture One Real Estate plans to complete construction in the fourth quarter of 2021.

**ROMEOVILLE – ODW Logistics** has entered a long-term lease for a 193,000-sf distribution center in Romeoville. The former ARYTZA North America, building at 300 Innovation Drive will provide supply chain services to Brynwood’s Great Kitchens Food Company, Inc. a market leader in private label take-and-bake pizzas. The building boasts 100,000 sf of freezer space, 75,000 ambient-temperature space and space to store up to 75 trailers.

**WILMINGTON – Dynamic 3PL** entered a long-term lease for a 500,000-sf building at 30260 Graaskamp Boulevard. The new building is part of the 2,500-acre rail-served Elion Logistics Park 55. Dynamic 3PL provides a full range of warehousing and transportation management services with a focus on cost-effective and value-added solutions to meet complex logistics needs.