

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

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.

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.

May

WILMINGTON – Amazon entered into 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.

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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.

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.

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 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.

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 manufacturers store fixture products.

BOLINGBROOK – BC Foods entered into 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.

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

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.