

## 2021 Major Business Developments in WILL COUNTY, ILLINOIS

### January

**WILL COUNTY – SCS Energy and Harbour Contractors** of Plainfield entered into a contract with Will County to design and build renewable natural gas plant at the Prairie View Landfill in Wilmington. The plant will convert methane to electricity. Construction of the \$40 million project is expected to begin this fall and is estimated to generate up to \$12 million annually for the county.

### February

**ROMEOVILLE – Wayfair Inc.** will open a new 1.2 million sf fulfillment center on Renwick Road east of Weber Road. Construction will begin this spring. The project is expected to bring 250 full time jobs and peak at up to 500. The facility is set for delivery in mid-2022. It is owned by Duke Realty. Wayfair brands include Wayfair, Joss & Main, AllModern, Birch Lane and Perigold. The Village partnered with Illinois State Senator John Connor to secure funding for a road extension. As part of that plan, Pinnacle Drive will be connected from Airport Road to Renwick Road, which will give traffic an alternative to using Weber Road or Route 53. The extension is being funded by a grant from the Build Illinois Program. It will cover the new section of Pinnacle, acquisition of land for the road, and a signalized intersection at Pinnacle and Renwick.

**JOLIET – Berkot’s Super Foods** leased 134,260 sf at 1151 E. Laraway Road.

**MOKENA – Atlas Putty Products** leased 37,727 sf at 8905 W. 187<sup>th</sup> Street. The company provides turn-key contract filling, toll manufacturing, and chemical compounding. The company has served the industrial, commercial and consumer markets since 1949.

### March

**BOLINGBROOK – Hyzon Motors**, which develops hydrogen-powered trucks, aims to start production by end of year in a 80,000 sf building next year. The facility will produce the most critical part of the hydrogen fuel cell, but also house research and development. 50 employees will be hired by end of 2021, with plans to grow to 100 in 2022.

**PLAINFIELD – Diageo Global** announced that it would spend \$80 million to install two can-filling lines at a new plant in Illinois to boost production of fast growing ready-to-drink beverages. The new facility will make more than 25 million cases annually including Smirnoff seltzers and spirits-based cocktails from Crown Royal and Ketel One Botanicals. Production will begin by summer 2021.

**ROMEOVILLE – Scene 75 Entertainment Center** will open in the former Sam’s Club 135,000 sf building on Weber Road by the end of the summer. The project is touted as Illinois’ largest indoor entertainment venue and will include event space for up to 300 people.

**SHOREWOOD – Xpedient Logistics** leased 507,000 sf at 21100 SW Frontage Road.

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**JOLIET – CenterPoint Properties** announced a new long-term lease with Walmart for their entire 1.1 million sf spec facility recently completed at 3501 Brandon Road in the CenterPoint Intermodal Center.

**BOLINGBROOK – Akira Fashion** entered into a lease for 352,338 sf at 150 E. Crossroads Parkway. The women’s fashion retailer consolidated several facilities and will occupy the entire building for the next five years.

**BOLINGBROOK – Tazza Brands East** expanded and extended their current lease by 160,779 sf at 340 W. Crossroads Parkway. Their total leased space stands at 299,520 sf.

**ROMEOVILLE – Distribution 2000**, a full-service distribution logistics provider expanded their current lease by 152,285 sf at their 1200 N. Schmidt Road location.

**ROMEOVILLE – B&G Foods**, leased 407,385 sf at 50 S. Pinnacle Drive.

**CHANNAHON – Global Logistical Connections** leased 97,841 sf at 23647 W. Eames Street

### April

**CHANNAHON – Scott’s Miracle Grow** announced a new long-term lease for a 1.4 build to suit facility. The building is slated for delivery in fourth quarter this year.

**PLAINFIELD – The Plainfield Emergency Management Agency (PEMA)** will have a new home for its emergency operations in the Plainfield Business Park on Wood Farm Road. Construction of the 15,000 sf building began recently adjacent to the new 65,000 sf PACE Bus Maintenance Garage. Both are being built through a public private partnership between Northern Builders and the Village of Plainfield.

**JOLIET – CJ Logistics America** entered into a new lease of 252,356 sf at 4000 Rock Creek Boulevard.

**JOLIET – Ecolab Inc.** entered into a new lease for 115,785 sf at 2700 McDonough Street.

**BOLINGBROOK – World Depot** leased 190,080 sf at 335 W. Crossroads Parkway. World Depot is a New England based provider of hardwood & granite.

### May

**JOLIET – The Lion Electric Company**, an innovative manufacturer of zero-emission vehicles headquartered in Canada, announced it will lease a 900,000 sf spec building at 3835 Youngs Road in Clarius Park. The Will County facility will be Lion’s first U.S.-based location. The company plans to invest \$120 million in the Joliet plant.

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**LOCKPORT – Press Sense** announced a lease expansion of 27,585 sf at Heritage Crossing, 14503 S. Gougar Road, a ML Realty Partners property. They will now occupy a total of 79,590 sf.

**WILMINGTON – Elion Partners** is currently building a 1,019,000 sf speculative building on 66 acres along Murphy Road within their ELP55 Elion Logistics Park just south of Lorenzo Road. The building is anticipated completion Q1 2022 and boasts 40' clear height ceilings.

**CREST HILL – TLC Ingredients** founded in 2001 recently began a 55,012 sf addition to their current location, which will increase their warehouse space by 140%. TLC is a high-quality distributor of food ingredients, industrial chemicals, and phenolic resins. Construction is estimated to be completed in the Fall.

**LOCKPORT – RJW Logistics** leased 452,129 sf at 16535 W. Prologis Parkway. The lease represents 100% of this brand new state-of-the-art industrial warehouse identified as Prologis Lockport 3. The building is constructed with many smart building innovative options and is LEED Certified.

### June

**JOLIET – Cassidy Tire & Service** has entered into a build to suit agreement with Ketone Partners LLC for a 19,000 sf tire service center at Frontage Road on Route 6 with direct access to the new Houbolt Road bridge. Cassidy Tire & Service is a family-owned business over 100 years old and headquartered in Addison. Construction is expected to begin in July.

**JOLIET – Legacy Express Trucking** entered into a long-term lease in North America's Largest Inland Port – CenterPoint Intermodal Center at 2800 Schweitzer Road. The new 16,000 sf truck maintenance and trailer parking facility will sit on 7.32 acres.

**LOCKPORT – Tesla Motors** entered a new lease at 16342 W. 163<sup>rd</sup> Street for 308,988 sf.

**LOCKPORT – Dunkin Donuts** is the sole tenant for the entire 306,516 sf within the newly constructed spec building #4 in Prologis Park at 16675 W. Prologis Parkway.

**ROMEOVILLE – GEA Farm Technologies, Inc.** leased 230,081 sf 1375-85 N. Weber Road. GEA is one of the largest suppliers for food processing technology and of related industries. The global group specializes in machinery, plants, as well as process technology and components.

**UNIVERSITY PARK – Mac Wholesale** leased 171,928 sf at 425 Crossing Drive. Mac Wholesale was established in 2005 in New England. The University Park facility serves as their only warehouse and distribution center. Mac describes itself as the largest closeout wholesaler in New England specializing in closeouts and excess inventory.

## **2021 Major Business Developments in WILL COUNTY, ILLINOIS**

**LOCKPORT - Berlin Packaging** has expanded and renewed their lease at 16230 W. 163<sup>rd</sup> Street now encompassing 302,588 sf., which is the entire Building 2 at the two-building 355 Logistics Center. This location facility is the flagship branch for Berlin's online division providing in-stock solutions and no minimum order quantities offering 98% same-day shipping services.

### **July**

**JOLIET - CenterPoint Properties** announced the construction of two 1 million square foot speculative facilities at 3301 and 4300 N. Brandon Road in the CenterPoint Intermodal Center in Joliet and Elwood. Company leaders say their commitment to developing two buildings reflects the significant demand for premium warehouse space adjacent to rail terminals.