

## **DP PARTNERS COMPLETES THIRD SPEC BUILDING AT LOGISTICENTER AT SAUK VILLAGE IN SAUK VILLAGE**

DP Partners announces the completion of its third speculative building at LogistiCenter at Sauk Village, announced T.J. O'Brien, DP's Regional Manager-Chicago.

The new Building A is a 496,260 Square Feet rail-served, distribution center on a 26.5-acre site fronting Jason Rasmussen Drive in the Village of Sauk Village, 20 miles due south of Chicago in suburban Cook County. "The design of this front-loaded facility provides the option to cross-dock and/or rail-serve the rear of the building and an expansion capacity of up to 1,200,000 square feet. The flexibility of this facility will appeal to a wide spectrum of tenants," said O'Brien.

Building A features 32' clear height, 50' by 50' typical bays with 60' deep rail or truck staging bays, up to 120 truck docks in the cross-docked configuration, two drive-in doors, an ESFR fire-suppression system, T5 fluorescent lighting, and parking for 189 cars and 59 trailers.

LogistiCenter at Sauk Village is bounded by Illinois state highway 394 on the east, Cottage Grove Avenue on the west, Sauk Trail on the south and the EJ&E on the north. The park has immediate access to IL 394 and is within five miles of I-80/I-94.

Sauk Village is within close proximity to five Class 1 intermodal yards, three Lake Michigan ports, and eight airports within a 40-mile radius. The park is directly served by the Elgin, Joliet and Eastern Railway (EJ&E), the most significant U.S. link in the global supply chain, because it connects to all manifest boxcar rail lines serving the Chicago metropolitan area. Sauk Village is within a 15-mile radius of switching yards with intermodal capabilities, controlled by three Class 1 railroads including CSXT, Union Pacific Railroad (UP), and Canadian National/Illinois Central.

The exclusive leasing agent for LogistiCenter at Sauk Village is the

CB Richard Ellis brokerage team of George G. Maragos, SIOR, Senior Vice President, and Brad Weiner, Associate, both in CBRE's Chicago office. The development team includes general contractor, Deerfield, IL-based Meridian Design Build LLC; project architect, Palatine, IL-based Harris Architects Inc.; and civil engineer, Jacob and Hefner Associates, P.C., based in Oakbrook Terrace.

DP Partners began developing LogistiCenter at Sauk Village in March of 2005. Since then, DP has developed three facilities totaling 1,531,630 SF. When completed, the 325-acre business park will accommodate approximately 5,000,000 square feet of high-cube distribution and manufacturing space and attract between 500 and 1,500 jobs to the region.

A unique aspect of LogistiCenter at Sauk Village is its development structure: a joint venture of DP Partners and the Village of Sauk Village. Said to be one of the largest industrial developments in the country being developed by a public/private partnership, DP Partners was selected in 2004 as the master developer of the land, owned by the village, headed by Roger G. Peckham, Mayor of the Village of Sauk Village.