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Meridian Design Build wraps construction of 400,112-square-foot corporate headquarters project in Bartlett

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PHOTO COURTESY OF MERIDIAN DESIGN BUILD.

Meridian Design Build completed construction on a 400,112-square-foot design/build facility renovation/corporate headquarters project for RIM Logistics, Ltd. in Bartlett, Illinois.

The new facility is located at 1303 Jack Court, a recently constructed Class-A Speculative Industrial building that Dan Smolensky of TMG Real Estate Advisors helped RIM Logistics acquire in early 2024. Michael Androwich Jr., John Cassidy and Chris Nelson of Lee & Associates represented the seller, Midwest Industrial Funds, in that transaction.

Meridian worked collaboratively with RIM Logistics, CBRE/Turner & Townsend, Heitman Architects, V3 Companies, and the Village of Bartlett to take the project from concept to completion in less than 12 months. The multi-phase project included substantial enhancements to the building façade and construction of a second floor to support +/-40,000 SF of two-story office space designed to accommodate the needs of RIM's Chicago Branch and Corporate Headquarters operations. Employee amenities included a café with 30' ceilings, a fresh market, a bike storage room, and a fitness center.

The adjacency of the building to a naturalized wetland area was embraced in the design with offices and customer experience areas oriented to take advantage of the natural views. Reclaimed cargo containers and a salvaged semi-trailer were utilized to create unique architectural accent features tied to RIM's business as global logistics provider. EV charging stations, IP addressable lighting controls, and other sustainable design elements were incorporated to help RIM achieve their goal of LEED certification.

Warehouse improvements included accommodations for storage mezzanines, automatic storage and retrieval systems, very narrow aisle racking, and hazardous materials / aerosol storage areas. The scope of the project also included the construction of a separately demised 50,000 SF space that was delivered on a fast-track basis to accommodate the needs of a tenant.