



CREDA Chicago
39th Annual Awards for Excellence Finalists

Industrial Build-to-Suit Development of the Year

Automann | Northern Builders

- **Address:** 2770 W. Spencer Road, New Lenox
- **Square Footage:** 365,000
- **Project Description:**

This state-of-the-art 364,961 S.F. build-to-suit facility for Automann is located on 19.9 acres along W. Spencer Road in New Lenox, directly across from Agile Cold Storage and approximately five minutes from the I-80/Laraway Road interchange. Featuring 40' clear height, 13,808 S.F. of office space, 12,911 S.F. of mezzanine space, 30 dock doors, four drive-in doors, and 13 trailer stalls expandable to 88, the facility provides exceptional logistics capabilities. Designed by Harris Architects, Inc. and developed and built by Northern Builders, the project reinforces Cherry Hill's position as a premier logistics hub while creating jobs and tax revenue for New Lenox.





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Linx Global Manufacturing Facility | Linx Global Manufacturing

- **Address:** 7230 N. Caldwell Avenue, Niles
- **Square Footage:** 82,125
- **Project Description:**

Linx Global's new 82,125 S.F. manufacturing facility in Niles, Illinois, will advance research, product development and contract manufacturing across the medical, advanced packaging and electromechanical assembly sectors. Designed by Heitman Architects, built by PREMIER Design + Build Group and developed by Linx Global Manufacturing, the project includes an 18,000 S.F. production mezzanine, specialized labs, 3D printing, advanced material-handling systems, a 10-silo raw-material tank farm and modular utility distribution. Employee-focused amenities include collaborative workspaces, an all-employee café, green roof deck and EV-ready parking.





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RJW Logistics at Karis Park West | KARIS Critical

- **Address:** 2100 Nemetz Way, Montgomery, IL 60538
- **Square Footage:** 1,201,725
- **Project Description:**

RJW Logistics' 1.2 million S.F. build-to-suit was the largest Chicago industrial lease of Q1 2026 (Colliers), and site work started within weeks of signing. The groundwork was already done. Karis bought the 200-acre Karis Park West before any tenant was identified, entitled it with the Village of Montgomery, built the core infrastructure, and delivered the park's first building for Ravago. RJW is the second. The 42' clear, Class A cross-dock on 73 acres, built with design-builder DSI Group, is scheduled for Q2 2027 delivery, bringing nearly 400 new jobs.





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Silesia Flavors, Inc. | Venture One Real Estate

- **Address:** 12325 Jim Dhamer Drive, Huntley
- **Square Footage:** 134,075
- **Project Description:**

This 134,075 S.F. BTS food production facility, located just off the Route 47/I-90 interchange, is being constructed on a design/build basis by Meridian Design Build for Silesia Flavors, Inc. and developer Venture One Real Estate. The facility features 26,000 S.F. of office space that includes 4 laboratories, a customer experience center, and a town hall space. The remaining 100,000+ S.F. is highly specialized construction designed to accommodate powder blending, liquid flavor and BBQ aroma production, spray-drying operations, and freezer/cooler space. Architectural services are being provided by Ware Malcomb. Civil engineer: Jacob & Hefner Associates. Brian Kling of Colliers represented Silesia Flavors, Inc. in site selection and assembling the team.





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Tovala | Brennan Investment Group

- **Address:** 27W131 St. Charles Road, Winfield, IL 60188
- **Square Footage:** 140,340
- **Project Description:**

The facility will serve as the corporate H.Q. for Tovola, a leading meal delivery service company. The facility is under development as a build-to-suit 140,340 S.F., state-of-the-art food processing facility in Winfield, Illinois.

