



CREDA Chicago
39th Annual Awards for Excellence Finalists

Industrial Speculative Development of the Year - Large Scale (400,000 S.F.)

LogistiCenter at Romeoville | Dermody

- **Address:** 251 S. Pinnacle Drive, Romeoville
- **Square Footage:** 460,428
- **Project Description:**

This 460,428 S.F. Class A, divisible, speculative industrial building, located on a 43 acre site in Romeoville, IL, was developed by Dermody. One of the last sites of this size available for development in Romeoville, the project involved significant modifications to an adjacent storm water facility and the construction of 1,375 S.F. of public roadway all of which was completed within 7 months from initial mobilization to the site. The 40' clear state of the art industrial warehouse features 51 loading docks & 4 drive-in doors. The project is pursuing LEED certification.

Architectural & Structural design: Arete Design Studio. Civil engineer: Jacob & Hefner Associates; Leasing agent: NAI Hiffman.





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MWI Crest Hill Speculative Development | MWI Property Group

- **Address:** 21225 Lidice Parkway, Crest Hill, IL
- **Square Footage:** 577,442
- **Project Description:**

MWI Property Group (MWI) developed this state-of-the-art 577,442 S.F. spec building and leased the full building to Pioneer Technology in 2026. The property was attractive to Pioneer as a state-of-the-art, high throughput logistics facility featuring cross-docked layout, above-standard trailer parking and immediate access to the I-55 logistics corridor. MWI Construction was the general contractor, Harris Architects the architect and SPACECO the civil engineer. The transaction fulfilled MWI's vision for a new, large-scale development in Chicagoland's most dynamic industrial submarket. The project anchors another global user to Crest Hill Business Park and solidifies the City's partnership with MWI.





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Plainfield Logistics Centre | DHL Supply Chain

- **Address:** 26351 W. 143rd Street, Plainfield
- **Square Footage:** 1,208,830
- **Project Description:**

This is the largest speculative development. This development included the western extension of 143rd St, which opened this corridor for industrial development.

Landlord Broker - JLL / Engineer - Kimley Horn / Architect - Harris Architects / General Contractors - Pepper Construction / Keeley Construction





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University Park Logistics Center | Hillwood & Clarius Partners

- **Address:** 5258 University Parkway, University Park
- **Square Footage:** 970,123
- **Project Description:**

This 970,123 S.F. speculative multi-tenant industrial building, located on a 75-acre site in University Park, Illinois, was developed jointly by Hillwood and Clarius Partners and constructed by Meridian Design Build. The state-of-the-art cross-dock facility is located just two minutes from a full interchange at I-57 and Stuenkel Road. This 40' clear warehouse features ample parking, 162 loading docks and 4 drive-in doors. Architectural services were provided by Heitman Architects . Civil engineering services were provided by Manhard Consulting. Colliers acted as leasing agent.

