



CREDA Chicago
39th Annual Awards for Excellence Finalists

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

Blue Heron 160 | Cratos Industrial

- **Address:** 2305-2325 Kenyon Road, Bartlett
- **Square Footage:** 166,573
- **Project Description:**

The development of Blue Heron 160 represents an excellent execution of modern speculative industrial strategy combined with forward-thinking environmental stewardship including a 78KW solar system and 6 EV charging stations. Located at Kenyon Rd and IL Route 25 in Bartlett, this 166,573 S.F. facility successfully addressed an underserved gap in the Chicago Northwest suburban submarket. Completed in May 2025, the project quickly landed Illinois Tool Works as an anchor tenant (60,000 S.F.) and was 100% leased by August 2026 after signing Clarke Packing & Crating (45,000 S.F.) and Sampa USA (61,000 S.F.). Developed by Cratos Industrial, the general contractor was Development Solutions Inc while Cornerstone and Mackie Consulting served as architect and engineer respectively.





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Kurv Des Plaines | Kurv Industrial

- **Address:** 555 Howard Avenue, Des Plaines
- **Square Footage:** 263,224
- **Project Description:**

Kurv Des Plaines is a state-of-the-art, rear-loaded 263K S.F. industrial facility in the heart of Chicago's premier O'Hare submarket. The building was designed as a 225K SF facility; however, following the execution of a lease with Deluxe in April 2026, Kurv agreed to expand the building. Kurv acquired the property in June 2021 and entered into a leaseback through March 2025. Following the leaseback, Kurv commenced redevelopment and the building was fully preleased months ahead of completion. This development was a successful collaboration between Cornerstone (architect), ARCO Murray (general contractor), JLL (leasing team), and Kurv Industrial (owner, developer, and operator).





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The Cubes at ORD | CRG

- **Address:** 10698 Seymour Avenue, Franklin Park, IL
- **Square Footage:** 66,552
- **Project Description:**

The Cubes at ORD is a 66,552 S.F. Class A industrial facility strategically located in the O'Hare submarket, one of the nation's most supply-constrained infill logistics markets. Developed by CRG with design by LJC and construction by Clayco, the project delivers modern functionality on a tight infill site minutes from O'Hare International Airport and the I-190/I-294 interchange. The building is fully leased to Worldwide Flight Services, a global aviation ground-handling and cargo provider whose operations depend on immediate airport access. CRG sold the asset in early 2026, underscoring strong investor demand for well-located infill industrial product near Chicago's key transportation nodes.

