



CREDA Chicago
39th Annual Awards for Excellence Finalists

Broker Transaction of the Year | Industrial

Greenbox Systems at Elion Logistics Park 55

- **Address:** 30542 S. Elion Way / Elion Boulevard, Wilmington, IL
- **Square Footage:** 1,122,000
- **Landlord/Seller's Brokers:** Jeff Fischer & Ryan O'Leary, *KBC Advisors*
- **Tenant/Buyer's Brokers:** Philip DeBoer, Matthew Mulvhill, Calum Payne, Kevin Segerson, *CBRE*
- **Property Description:**

GreenBox Systems has signed a 1,122,000 S.F. build-to-suit lease at Elion Logistics Park 55 in Wilmington, Illinois. The transaction represented one of the largest industrial lease commitments in the region and highlighted the continued demand for modern, large-scale logistics facilities. CBRE was engaged to identify a suitable existing building, but no opportunities met GreenBox's size, functionality, and timing requirements. Leveraging its extensive developer relationships and market expertise, CBRE sourced a fully entitled site at ELP 55, creating a build-to-suit solution. The project will provide GreeBox with a state-of-the-art fully automated facility designed to support its continued growth and advanced automation capabilities.





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Hyundai Translead in Joliet

- **Address:** 2200 Channahon + 3835 Youngs Road, Joliet, IL
- **Square Footage:** 2,286,517
- **Landlord/Seller's Brokers:** Jerry Sullivan, Darwin; Ed Wabick, Darwin (2200 Channahon), Jason West, Cushman & Wakefield (3835 Youngs Rd), *DarwinPW Realty & Cushman & Wakefield*
- **Tenant/Buyer's Brokers:** Shamus Conneely, Cory Ramey, *John Greene Commercial Real Estate*
- **Property Description:**

John Greene Real Estate represented Hyundai Translead in two Will County manufacturing leases. Over the three-year site selection process, Hyundai Translead's requirement grew from less than 100,000 S.F. to over 2.2 million S.F., requiring the team to continually adapt its strategy – from existing facilities to ground-up build-to-suit options and ultimately a two-building solution at 2200 Channahon Drive and 3835 Youngs Road. Hyundai Translead plans an initial \$450 million investment to retrofit the facilities. Once operational, the facilities are expected to support approximately 2,500 jobs.

2200 Channahon: Developer: IRG | Architect: Charles Smith, Arete

GC: Krusinski Construction





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RJW at Plainfield Logistics Centre

- **Address:** 26351 W. 143rd Street, Plainfield
- **Square Footage:** 1,208,830
- **Landlord/Seller's Brokers:** Charlie Kenning, Keith Stauber & Steve Ostrowski (Colliers), *JLL*
- **Tenant/Buyer's Brokers:** Dominic Carbonari, Kate Coxworth, Tara Torbik, *JLL*
- **Property Description:**

At 1.2 million S.F., Plainfield Logistics Centre is the largest spec building in Chicago Metro and among the largest in the US. Developer DHL Supply Chain's real estate team chose this emerging location for its proximity to quality labor and the future 143rd Street bypass providing I-55 access. JLL's research validated the project's potential, enabling DHL to confidently develop in the unproven I-55 West submarket at unprecedented scale. The team secured a long-term prelease with RJW—rare for Chicago spec. projects. Harris Architects designed the building; Pepper Construction served as general contractor.





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Undisclosed Company at Elion Logistics Park 55

- **Address:** 30961 S. Elion Blvd., Wilmington, IL
- **Square Footage:** 1,541,200
- **Landlord/Seller's Brokers:** Ryan O'Leary, *KBC Advisors*
- **Tenant/Buyer's Brokers:** Christopher Johnson (CBRE), Matthew Stauber (Colliers), *CBRE & Colliers*
- **Property Description:**

Matthew Stauber, Vice Chair at Colliers | Rosemont, represented a longtime consumer goods client in securing a 1,541,000 S.F. build-to-suit facility in Wilmington, Illinois. The client faced multiple staggered lease expirations across four large facilities it planned to vacate, creating a tight timeline for identifying a new location. Requirements included a massive footprint, a 900+ trailer parking yard, limited clear-height restrictions, occupancy within 12 months, a lease term of no more than 10 years, and economics that justified relocation costs. Through disciplined negotiations and strategic execution, Stauber secured a solution that met the client's operational, financial, and timing objectives. Delivery is scheduled for Q4 2026.

