



CREDA Chicago
39th Annual Awards for Excellence Finalists

Broker Transaction of the Year | Industrial Investment Sale

9423 Koessl Court

- **Address:** 9423 Koessl Court, Pleasant Prairie, WI
- **Square Footage:** 593,565
- **Brokers:** Jeffrey Devine, Steven Disse, Ned Frank, Brian Kling, Mike Senner, Tyler Ziebel, *Colliers*
- **Property Description:**

The Colliers team of Jeffrey Devine, Steven Disse, Ned Frank, Brian Kling, Mike Senner, and Tyler Ziebel, serving as D27 exclusive advisors to seller Dermody Properties, successfully executed the sale of the Smurfit Westrock Midwest Superplant, a 593,565 S.F. Class A industrial facility in Pleasant Prairie, Wisconsin. Acquired by Eaton Vance Real Estate Investment Group and fully leased to investment-grade Smurfit Westrock (NYSE: SW) under a 20-year triple-net lease, the property represents a premier industrial investment. The highly automated facility features dual rail service, 40' clear heights, and advanced infrastructure that supports one of the nation's most productive corrugated packaging operations.





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23301 S. Central Avenue

- **Address:** 23301 S. Central Avenue, University Park, IL
- **Square Footage:** 897,000
- **Brokers:** Megan Barker, Jim Carpenter, Mike Tenteris, Adam Tyler, *Cushman & Wakefield*
- **Property Description:**

23301 S. Central Avenue is an 897,000 S.F., state-of-the-art industrial facility in University Park's Gateway 57 Industrial Park. Delivered in 2023, it serves as Central Steel and Wire Company's headquarters and operations hub under a 15-year lease backed by parent Ryerson Holding Corporation. The property offers immediate access to I-57 and I-80, a deep labor pool, low Will County taxes, and proximity to major institutional users. Its combination of modern construction, mission-critical tenancy, corporate credit, and strong transportation access makes it a high-quality institutional industrial asset.





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Dermody Illinois Disposition

- **Address:** 3075 Sanders Road, Glenview, IL
- **Square Footage:** 865,699
- **Brokers:** Ryan Bain, Zachary C. Graham, Joe Horrigan, *CBRE*
- **Property Description:**

The CBRE National Partners team of Ryan Bain, Zach Graham, and Joe Horrigan structured the Illinois disposition within Dermody's broader portfolio sale to Realty Income, with three fully leased Class A Core industrial assets totaling 865,699 S.F. for \$217.2 million. Three of the four tenants have more than five years remaining on their leases all three properties were constructed within the last two years. The offering featured three distinct asset profiles requiring separate underwriting approaches within a single portfolio execution.

The Logistics Campus - Building 3 - 326,278 S.F.

LogistiCenter at Elmhurst - 187,901 S.F.

2800 Forbs Ave - 125,940 S.F.





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DuPage Infill Industrial Portfolio

- **Address:** 101 Mittel Drive, Wood Dale, IL
- **Square Footage:** 537,681
- **Brokers:** Ross Bratcher, Sean Devaney, Ed Halaburt, Kurt Sarbaugh, *JLL*
- **Property Description:**

Three (3) fully leased, single-tenant DuPage County industrial assets with an average year built of 1992, average clear height of 28', and WALT of 5.2 years.

Building 1: 101 Mittel Drive, Wood Dale, IL 60191

Building 2: 365 Village Drive, Carol Stream, IL 60188

Building 3: 1200 Central Ave, Hanover Park, IL 60133

Square Footage: Total between the three (3) buildings was 537,681 S.F.

Economic Value of Sale \$65,700,000

