CREDA CHICAGO'S 39TH ANNUAL AWARDS for EXCELLENCE

CREDA Chicago
39th Annual Awards for Excellence Winner

Industrial Build-to-Suit Development of the Year

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.

