

# Ekco Housewares, Inc. Central Fulfillment Center

(Build-To-Suit Case Study)



Monee, IL

## **Building Square Footage**

700,200 SF (expandable to 980,000 SF)

## **Transaction Timing**

320 Days

## **Transaction Value**

\$26,000,000

## **Responsibilities**

Build-To-Suit

## **Client**

Ekco Housewares, Inc./World Kitchen

## **Build-To-Suit Overview**

Underwrote the consolidation of seven existing facilities in four Midwest states via a 15-year build-to-suit lease and procured \$18 million in TIF, land acquisition and other concessions. The project was delivered on-time and under budget.



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# Chicago Exhibit Headquarters

(Build-To-Suit Case Study)



Bolingbrook, IL

**Building Square Footage**

185,000 SF

**Transaction Timing**

175 Days

**Transaction Value**

\$9,000,000

**Responsibilities**

Tenant Representation, Incentives, Finance

**Client**

Chicago Exhibit Corporation

**Build-To-Suit Overview**

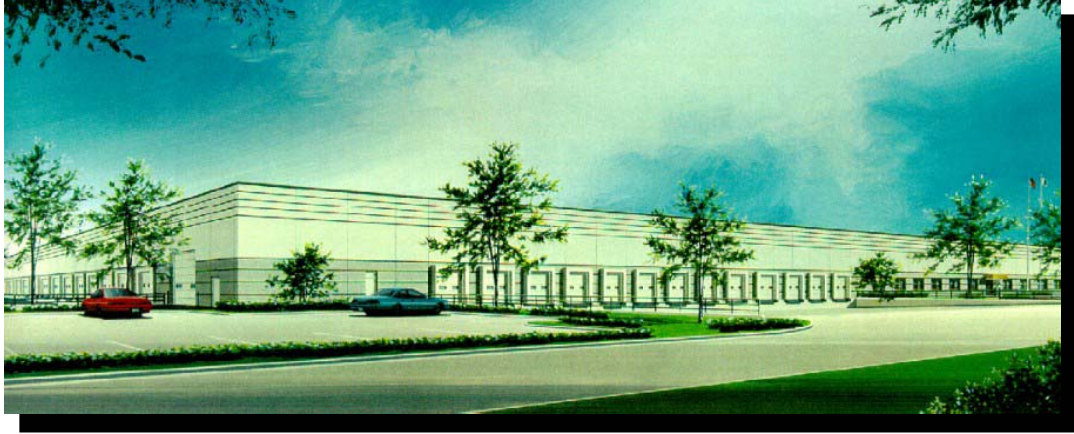
Underwrote the 10-year build-to-suit and consolidation of three warehouses to a U.S. headquarters facility along with a tax incentive package. The project was delivered on-time and on-budget.



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# Champion Transportation World Headquarters

(Build-To-Suit Case Study)



Northlake, IL

## **Building Square Footage**

225,000 SF

## **Transaction Timing**

13 Months

## **Transaction Value**

\$10,000,000

## **Responsibilities**

Headquarters Build-To-Suit

## **Client**

Champion Transportation

## **Build-To-Suit Overview**

Consolidation of four facilities and negotiation of 10-year lease of a headquarters build-to-suit. Negotiated retrofit construction services, incentives package and tenant exit strategies. The project was delivered on-time and under budget.



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# FirstAlert World Headquarters

(Build-To-Suit Case Study)



Aurora, IL

## **Building Square Footage**

70,000 SF

## **Transaction Timing**

13 Months

## **Transaction Value**

\$11,000,000

## **Responsibilities**

Tenant Representation/Site Selection

## **Client**

FirstAlert Corporation

## **Build-To-Suit Overview**

Underwrote the consolidation of two plant offices and a third executive office site into a 15-year lease corporate headquarters build-to-suit.



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# Keson Industries

(Build-To-Suit and Investment Sale Case Study)



Aurora, IL

**Building Square Footage**

78,000 SF

**Transaction Timing**

295 Days

**Transaction Value**

\$3,100,000

**Responsibilities**

Consolidation/Incentives/Build-To-Suit

**Client**

Keson Industries

**Build-To-Suit Overview**

Underwrote build-to-suit and industrial revenue bond for new corporate headquarters, manufacturing and distribution facility.

# Chicago Party Rental

(Build-To-Suit Case Study)



McCook, IL

**Building Square Footage**

100,000 SF

**Transaction Timing**

10 Months

**Transaction Value**

\$3,350,000

**Responsibilities**

Owner Occupied

**Client**

Chicago Party Rental/Braun Tent & Event

**Build-To-Suit Overview**

Assisted with design, underwriting, due diligence and construction. Project was on-time and on budget.



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