

TRIFINITY LEASES IN WAUKEGAN

Trifinity Partners leased 202,000 sq ft at 3600 Sunset Ave. in Waukegan. The firm, which manufactures consumer auto, home and office air freshener products and fine fragrance personal care products, is relocating its manufacturing operations to Waukegan from Baltimore.

Whit R. Heitman, and Samuel C. Badger, Jr. of Paine Wetzels · ONCOR International represented CenterPoint Properties and were the

sole agents.

Trifinity Partners also leased 130,156 sq ft of industrial space at 3731 Sunset Ave., Waukegan. Mike Prost and Sergio Chapa of Lee & Associates represented building ownership, ING Clarion Partners, and Patrick Shannon of Darwin Realty represented the tenant.

FORMER OSCO DC LEASED

Grand Worldwide Logistics has leased the former Osco distribution center in Elk Grove Village. The facility,

which opened April 1, just west of O'Hare airport, boasts 200,000 sq ft, six rail spots, and 17 dock doors. The facility was secured on behalf of Grand customers in the area requiring warehouse consolidation and the use of Grand's Warehouse Management Systems. Darwin Realty & Development Corp. represented both the tenant and the landlord, CenterPoint Properties.

DUKE ANNOUNCES LEASES

Duke Realty Corp. closed the follow-

ing leases in April.

In Crossroads 1, Ozburn-Hessey Logistics, a third-party logistics provider, leased 163,470 sq ft, bringing the 289,920-sq-ft building just off I-55 and Route 53 in Bolingbrook to 100% occupancy. J.D. Salazar of Champion Realty Advisors represented Ozburn-Hessey in the transaction, while Steve Connolly and Mark Moran with NAI Hiffman represented Duke.

Recent leases with FIC America Corp. and M One Distribution Inc. have brought Carol Stream I, 640 Center Ave., a 188,000-sq-ft industrial building off North Avenue to 100% occupancy. FIC America Corp., a metal stamping company, has leased 66,645 sq ft, while M One Distribution, a freight fulfillment company, has agreed to lease 44,315 sq ft. FIC America was represented by Mas Ishida with TOBI International, and M One Distribution was represented by Larry Much and Kelly Disser of NAI Hiffman. Mike Sedjo, Pat McCourt and Chris Zuber of CB Richard Ellis represented Duke in the transactions.

EXEL SIGNS FOR ROMEOVILLE SPACE

Logistics firm Exel Inc. has leased 107,068 sq ft at 1165 Crossroads Parkway in Romeoville. The 471,500-sq-ft building features 12 loading docks, 30-ft clear ceiling height, and an ESFR sprinkler system.

Gerald F. Sullivan, John R. Stump and Phil Reiff of Paine Wetzels represented USC Solutions. Jeanne Rogers of Arthur J. Rogers & Co. represented Exel.

STAR CREATIONS SIGNS BTS LEASE

CB Richard Ellis' Keith Puritz, Brett Kroner, Ryan Bain and Zach Graham represented Panattoni Development Co. in a 98,735-sq-ft, long-term lease to Star Creations at 610 Schelter Road, Lincolnshire.

Star Creations, a company that frames its business around wall decor, will relocate from Wheeling and occupy the entire industrial building, to be completed by Aug. 1. The building features 30-ft clear ceilings, six interior docks, 143-car parking and 12,000-sq-ft of corporate office. Bill Mass of Mass Realty negotiated on behalf of Star Creations.

LEE & ASSOCIATES ANNOUNCES LEASES

John Sharpe and Steve Bass of Lee & Associates represented Premier Transportation Warehouse Inc. in the leasing of 81,050 sq ft of industrial space located at 1675 Holmes Road in Elgin. Dan Benassi and Dan Jones of Entre Commercial represented building ownership, Manulife Financial.

Ellen Steinbrecher and CJ Kuehl represented the Chicago Tribune in the leasing of 20,750 sq ft of distribution space at 3500 179th St., Hammond, Ind. Don Krosan of

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Business Parks & Developers

- Cherry Valley, IL Rock 39 Industrial Park (323 acres) • www.v1realestate.com
- Loves Park, IL Loves Park Corporate Center (47 acres) • www.v1realestate.com
- Ottawa, IL Ottawa Industrial Park (150+ acres) • www.ottawaindustrialpark.com
- Rockford, IL Rockford Logistics Park (40+ acres) • www.rockfordil.gov

Economic Development Agencies

- DeKalb County Economic Development Corporation www.dcedc.org
- Illinois Valley Area Chamber of Commerce and Economic Development www.ivaced.org
- LaSalle County Development Connection www.lcdconline.org
- Rock County Economic Development Alliance www.alliance.org
- Rockford Area Economic Development Council www.rockfordil.com

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