



Land and Lakes Development Co. broke ground in early August on this 506,777-sq-ft industrial building in the Bluff Point Business Park in Romeoville. This nearly 1 million-sq-ft freezer cooler building is under construction for Central Grocers in Joliet.

SPEC BUILDING BREAKS GROUND IN ROMEOVILLE

Land and Lakes Development Co. broke ground in early August on Bluff Point III in Romeoville. It is in the Bluff Point Business Park on the southeast corner of Joliet and Bluff roads.

Bluff Point III, or 821 Bluff Road, is the third industrial building of this 28-acre business park. The 506,777-sq-ft building, divisible to 250,000 sq ft, will be located adjacent to Bluff Road at Joliet Road, in close proximity of I-55 and near the intersection of I-55 and I-355. The structure will include 80 exterior docks, 50-ft-by-50-ft bays and 48 (expandable to 120) trailer stalls. The development was designed, and will be constructed, applying sustainable principles. The building will be available for tenancy in late 2008.

"Land and Lakes is committed to this submarket. We believe the location of Bluff Point III is superior," said Mary Margaret Cowhey, chief executive officer of Land and Lakes Development. "Based upon our recent success of finding two Fortune 500 companies as single-user tenants for Bluff Point I and II, we remain optimistic for our new building, despite current market conditions."

Bluff Point III joins two existing 500,000-sq-ft buildings, 825 Bluff Road and 815 Bluff Road, developed by Land and Lakes on speculation. Both struc-

were leased to their occupants, the Wrigley Co. and Prairie Packaging (now owned by Pactiv Corp.), by completion of construction in 2005 and 2007 respectively.

Lynn Reich and Jeff Kapcheck of Colliers Bennett & Kahnweiler are the leasing agents for Land and Lakes Development Co. Palatine-based Harris Architects Inc. is the architect and Jacob & Hefner Associates Inc. is providing engineering services for the project. Meridian Design Build LLC was selected to serve as general contractor.