

DP PARTNERS BREAKS GROUND IN SAUK VILLAGE

In August, DP Partners broke ground on its third speculative building at LogistiCenter at Sauk Village.

The new Building A is a 496,260 square foot rail-served, distribution center on a 24-acre site fronting Railroad Drive in the Village of Sauk Village.

The design of this front-loaded facility provides the option to cross-dock and/or rail-serve the rear of the building, and it has an expansion capacity of up to 1.2 million square feet, according to TJ O'Brien, development manager for DP's Midwest Region.

Building A features a 32-foot clear height ceiling, 50-by-50-foot bays with 60-foot deep staging bays, up to 120 truck docks in the cross-docked configuration,



DP Partners broke ground on this building, its third speculative building at LogistiCenter at Sauk Village.

two drive-in doors, an ESFR fire-suppression system, and parking for 163 cars and 80 trailers. It is scheduled for completion the first quarter of 2008.

LogistiCenter at Sauk Village is bounded by Illinois state highway 394 on the east, Cottage Grove Avenue on the west, Sauk Trail on the south and the EJ&E on the north. The park has immediate access to IL Route 394 and is within five miles of I-80/I-94.

Sauk Village is within close proximity to five Class 1 intermodal yards, three Lake Michigan ports, and eight airports within a 40-mile radius. The park is directly served by the Elgin, Joliet and Eastern Railway (EJ&E), which connects to all manifest boxcar rail lines serving the Chicago metropolitan area.

jobs in the region, and generate an estimated \$60 million in local taxes over the next 20 years.

A unique aspect of LogistiCenter at Sauk Village is its development structure: a joint venture of DP Partners and the Sauk Village. Said to be the largest industrial development in the country being developed by a public-private partnership, DP Partners was selected in 2004 as the master developer of the land, owned by the village, headed by Roger G. Peckham, mayor of Sauk Village.

The exclusive leasing agent for LogistiCenter at Sauk Village is the **CB Richard Ellis** brokerage team of **George G. Maragos**, SIOR, senior vice president, and **Scott Duerkop**, senior associate. The development team includes general contractor, **Meridian Design Build LLC**; project architect, **Harris Architects Inc.**; and civil engineer, **Jacob & Hefner Associates PC**.

DP Partners began developing LogistiCenter at Sauk Village in March of 2005. The overall park comprises a 325-acre area, and when completed, the \$150 million business park will accommodate approximately 5 million square feet of high-cube distribution and manufacturing space, attract between 1,500 and 2,000