

Industrial building breaks ground for construction

ROMEDEVILLE | **Land and Lakes Development Co.** broke ground on the construction of Bluff Point III at Bluff Point Business Park. The developer/owner, Land and Lakes Co., was joined by Romeoville Mayor John Noak, several village of Romeoville officials, and members of the project team for the event.

Bluff Point III, or 821 Bluff Road, is the third industrial building of this 28-acre business park. The 506,777 square foot building, divisible to 250,000 square feet, 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 be a facility with 80 exterior docks, 50-foot-by-50-foot 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.

Bluff Point III joins two existing 500,000 square foot buildings, 825 Bluff Road and 815 Bluff Road, developed by Land and Lakes on speculation. Both structures, Bluff Point I and Bluff Point II, were leased to their occupants, the Wrigley Com. 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.