



Principle Construction Building Spec Warehouse For Seefried Industrial Properties

Mark E. Augustyn and James A. Brucato, owners of Principle Construction Corp., are pleased to announce that the company has been selected by Seefried Properties to build a 107,000 square foot speculative warehouse at 2080 Lunt Avenue in Elk Grove Village, IL.

The 107,000 square foot project will include 32' clear height with 16 dock positions, two drive-in doors, and 134 car parking. The building is a steel framing and joist bearing precast skin with 45 mil ballasted roof meeting the 2015 Illinois energy code. There is a 30,000 cubic feet of underground storm water detention system on the project site, an ESFR fire sprinkler including a fire pump. Anticipating the potential needs of either a single tenant or multiple tenants, the main electrical service to the building is sized at 1400 AMP 480V 3phase and the building will have two (2) make up air units on the roof. Energy efficient T5HO fluorescent lights will provide 30 footcandles throughout the warehouse space.

Principle will also build a 134-stall parking lot adjacent to the building. Construction is slated to be complete at the end of December 2017.

"The O'Hare Industrial market continues to be in demand," stated Mark Augustyn, Chief Operating Officer of Principle Construction



Corp. "After reviewing several options to repurpose the existing buildings on this site, the best decision for the market was to demolish the existing buildings and replace them with a new state of the art industrial building. Every square foot of available space was squeezed out of the site without sacrificing function, aesthetics or tenant flexibility."

Principle's Mark Augustyn serves as the principal on the project along with Principle's Darrin Dehmow who will serve as project manager and Mark Frane as Superintendent. The project architect is Harris Architects and Vice President of Construction and Development at Seefried Properties is Sean Tyrrell.

Principle Construction Corp. is a leading design/build general contracting firm that has been serving the Chicago Metro, Southern

Wisconsin and Northwest Indiana industrial markets since 1999. Specializing in the design and construction of manufacturing, warehouse and distribution, medical, office, laboratory and food processing facilities, Principle has built a solid reputation for providing unsurpassed service to its clients and the ability to successfully complete even the most complex projects. Additionally, Principle has extensive expertise in expansions and additions, tenant improvements, site evaluation, due diligence and value engineering. Leading industry publications and professionals continually recognize Principle Construction as one of the field's best and most prestigious design/build firms. Visit www.pccdb.com for more information.

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Meridian Completes Spec Distribution Center in Romeoville, IL

Meridian Design Build recently completed the construction of a 271,700 SF distribution building at 1200 Schmidt Road in Romeoville, IL for Venture One. The building is located in the heart of the I-55 submarket, less than two miles from the Bolingbrook Drive Interchange.

The state of the art facility was developed on a speculative basis to accommodate an array of tenant sizes and uses. Features such as 32' clear height, 54' x 50' bay spacing with a 60' speed bay, ESFR sprinklers, 27 truck docks (expandable), 2 drive-in doors, 185 foot truck court and abundant car and trailer parking for up to 56 trailers and 200 autos were incorporated into the design of the building.

Architectural services were provided by Ware Malcomb. Civil engineering work

was completed by Jacob & Hefner Associates. MB Financial provided the construction financing. Keith Stauber, Steve Ostrowski and Matt Rakowich of JLL were the agents for the building.

Meridian Design Build, a Member of the U.S. Green Building Council, offers full-service general contracting and design/build services to the industrial, office, healthcare, retail, hospitality, and commercial



markets. More information on Meridian Design Build can be found at www.meridiandb.com.

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