



Volume 17
Issue 2



Food & Beverage

After a slow but steady climb, the outlook for the food and beverage industry stands at its most positive level since 2008. Capital expenditures are on the rise supported by growing budgets that forecast spending increases in the high single or double digit levels.

Food processing professionals are upbeat about increased asset utilization yielding greater throughput and production within their existing facilities. In fact, many plants are on track to reach double-digit production increases this year. Capacity constraints are frequently mentioned by food and beverage processors as a critical manufacturing issue in 2014, together with governmental regulations, equipment reliability and the need to upgrade and continue improvements in warehousing and logistics.

Project teams at McShane Construction and Cadence

Common Goals

Wrigley Field is celebrating its 100th anniversary this year. While not quite as auspicious, The McShane Companies is also commemorating an important milestone – our 30th anniversary since our incorporation on July 19, 1984. I’m amused at the fact that we now have many employees who were not even born when this firm was established. It’s truly become a multi-generational organization and the foundations we’ve built over the past 30 years now form the structure to move the firm ahead into the future.

We recently selected **David J. Friedman** as President of Conor Commercial Real Estate, our national real estate development firm. David’s expertise and background in capital markets and real estate finance will further our ability to launch new developments within the industrial, office, health-care and multi-family markets.

Speaking of multi-family... McShane Construction was recently named the **7th largest third-party multi-family contractor** by *Multifamily Executive* magazine up from 10th in 2013. At McShane Construction, **Jeff Raday**, President, has been elected to a two-year term as Chairman of the Builders Association (Chicago’s Associated General Contractors [AGC] Chapter). The firm also received a Safety Recognition award



Jim McShane, CEO
The McShane Companies

from the Builders Association for its exemplary performance this past year. **Vic Bishop**, General Superintendent, was honored as Superintendent of the Year by Chicago’s Association of Subcontractors and Affiliates. And, the **Instituto Health Sciences Career Academy** in Chicago earned the Rehab Project of the Year Award from the Chicago Building Congress while **Edward Don & Company** was recognized as a Finalist in the Industrial Project category.

We congratulate the Dallas office of Cadence McShane Construction on their successful relocation to a new headquarters in Addison, Texas. This office is more reflective of their active market and innovative business approach that has been instilled throughout the entire organization by President, **Will Hodges**. We welcome **Pat McConnell**, Business Development Manager – Food and Beverage, to Cadence McShane who will direct the firm’s growing food and beverage initiative. We also commend the firm on its receipt of a National AGC Certificate of Safety Excellence under the direction of **John Schmidt**, Director of Safety and Environmental Compliance. We recognize our Austin team for their skillful efforts in delivering the largest project in the firms’ history to a valued technology client, and we look ahead to the continued growth of our Houston operations.

We close this issue with a positive outlook from the increased momentum in the real estate and construction markets and look forward to a productive and rewarding Summer. □

McShane have been engaged in new facility construction or renovation assignments in five food grade plants over the past 12 months. From the production of desserts to beverage distribution, the McShane organization has successfully partnered with a wide range of food and beverage processors

and distributors to satisfy our client’s strategic objectives.

In a recent survey conducted by *Food Processing* magazine, food safety concerns are 2014’s most important manufacturing issue, while cost control ranked second followed by labor,

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Ribbon Cutting Ceremony Celebrates Completion of New 60,000 U.S.F. Southeast VA Clinic in Gilbert, Arizona

The dedication and ribbon-cutting for the new Southeast VA Clinic at 2385 South Val Vista Drive in Gilbert, Arizona, was celebrated at a formal ceremony on Thursday, April 24, 2014. Local politicians, VA healthcare personnel, and members of the development, design and construction teams joined area veterans and guests in the ceremony that officially welcomed the new 60,000 usable square foot clinic to this growing community. The turnkey project was developed by McShane Development Company following the acquisition of a nine-acre site within the Val Vista Square Business Park from master developer, Park Corporation, allowing the firm to develop the property on behalf of the U.S. Department of Veterans Affairs. The two-story, LEED for Healthcare facility will serve nearly 19,000 area veterans while expanding the VA’s healthcare services to include audiology, radiology, dental care, mental health and physical therapy, among others. McShane Construction Company served as design/builder while REES Architects, Inc. provided the architectural services for the fast-track completion of this clinic that represents the organization’s fifth project for the U.S. Department of Veterans Affairs. □



Project Profile

Continental Properties Selects McShane for 260-Unit Apartment Complex in Iowa

McShane Construction's Auburn, Alabama office was recently selected by Continental Properties Company, Inc. to provide construction services for its new 260-unit luxury residential complex, Springs at Waukee. Located at 500 NE Horizon Drive in Waukee, Iowa, the new 14-building development will include 28 studios, 92 one-, 102 two- and 38 three-bedroom residences accessed through private, ground-level entries. Each unit will incorporate an open kitchen concept complete with modern appliances, an island and breakfast bar. Residences will also include in-unit washers and dryers, walk-in closets, hardwood-style flooring and crown molding. Select units will offer attached or detached parking garages, patios or balconies and granite countertops. Tenants will enjoy community amenities such as a gated entry, community clubhouse with a fitness center, swimming pool, outdoor cooking and entertainment areas, a dog park and car wash center. McShane Construction will deliver the project in phases with the initial residential building and clubhouse slated for completion in Fourth Quarter 2014 with project completion scheduled in Fourth Quarter 2015. BSB Design is serving as project architect for this multi-family assignment. □

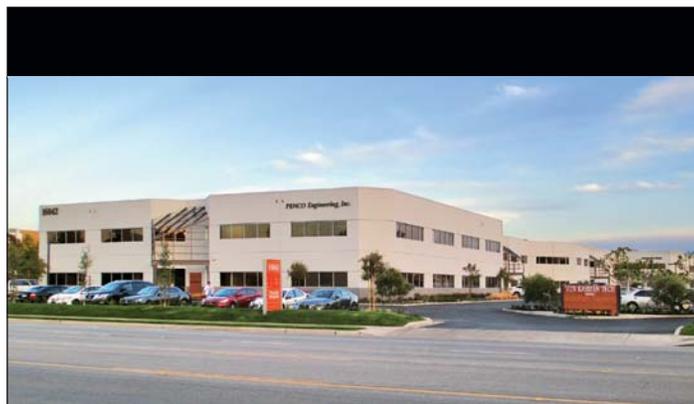


Continental Properties Company, Inc. recently selected McShane Construction to complete Springs at Waukee, a new 260-unit luxury apartment development located near Des Moines in Waukee, Iowa that will be comprised of 14 residential buildings and a fully-appointed clubhouse.

McShane Completes Von Karman Tech Office Renovation in Irvine, California

McShane Construction has completed the comprehensive renovation and construction assignment on the Von Karman Tech office building for owner, HighBrook Investment Management. Located at 16842 Von Karman Avenue in Irvine, California and originally constructed in 1980, the two-story, 100,603 square foot building underwent extensive

interior and exterior improvements transforming the property into a contemporary office environment meeting the needs of today's users. The project encompassed the renovation of the building's four interior lobbies that included enhancements to flooring, walls and color palette providing greater aesthetic appeal. McShane installed new all-glass entrances and Herculite doors, accented with decorative concrete framing, together with new staircases, flooring, wall finishes and a mezzanine expansion. The office building's restrooms and elevator system were also refreshed and improved. The exterior of Von



The extensive exterior and interior renovation and upgrade assignment for the two-story, 100,603 square foot Von Karman Tech office building located in Irvine, California, was recently completed for owner, HighBrook Investment Management.

Karman Tech underwent a refresh through the application of a smooth plaster façade applied over the existing exposed tiltwall aggregate panels, a new color scheme and updated landscaping and directional and monument signs. McShane also enhanced the existing surface parking lot and completed the necessary exterior and interior upgrades to satisfy current ADA requirements. Shlemmer Algaze Associates provided the comprehensive architectural services for the renovation assignment. □

Greenleaf Manor Provides Housing Options in Glenview, Illinois

Greenleaf Manor, a new affordable housing townhome-style complex, was recently completed by McShane Construction on behalf of developer, Daveri Development Group, LLC. The new residential property is located at 3345 Sanders Road between Milwaukee Avenue and Willow Road in Glenview, Illinois, a north suburban community of Chicago. The complex was designed and constructed to support 20 residences artfully arranged within three townhome-style buildings configured in two- and three-story formats. The affordable housing complex provides 10 two-bedroom, five three-bedroom and five four-bedroom floor plan options. Each residence is equipped with an in-unit washer and dryer, integrated parking garage on the ground floor and contemporary, energy-efficient finishes, fixtures and appliances. McShane Construction also completed the sitework for the assignment including sidewalks, community garden areas and additional surface parking. Cordogan, Clark & Associates

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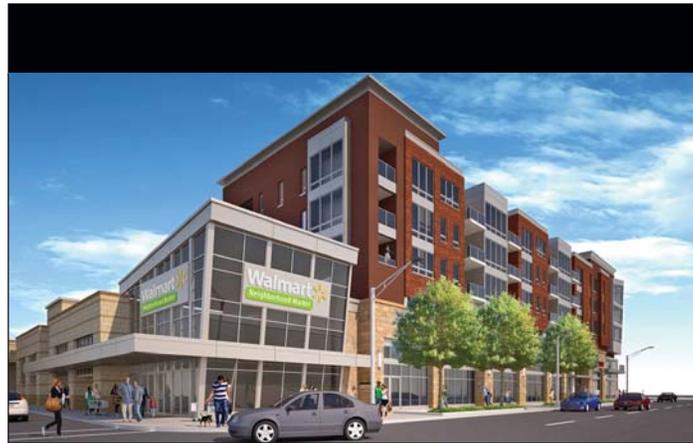
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provided the comprehensive architectural design services for this multi-family assignment. Greenleaf Manor represents McShane's second construction project completed for Daveri Development Group within a 12-month period. In May 2013, McShane Construction completed Myers Place, a 39-unit permanent supportive housing development located in Mount Prospect, Illinois, for this active developer. □



The development team of The Community Builders, Inc., Skilken and Troy Enterprises has selected McShane Construction to complete the tenant improvements for its 41,000 square foot ground floor anchor tenant, Walmart Neighborhood Market.

McShane to Construct Walmart Neighborhood Market in Chicago

As McShane Construction continues to further its progress at The Shops and Lofts at 47, a mixed-use multi-family and retail complex being developed by The Community Builders, Inc., Skilken and Troy Enterprises, the firm was recently selected to complete the construction of the development's ground floor anchor tenant, Walmart Neighborhood Market. Located at the corner of E. 47th Street and S. Cottage Grove Avenue in Chicago, Illinois, the 41,000 square foot Walmart Neighborhood Market will feature a full grocery

component including organic and natural selections, prepared food options, a self-serve deli, bakery and frozen food section together with a full-service pharmacy. The 18' clear retail space will incorporate two truck docks and generous back storage space. As part of The Shops and Lofts at 47 original assignment, McShane Construction is completing the property's sitework and an 85-car parking lot for Walmart Neighborhood Market and other retail customers. When completed in August 2014, the development will include 72 mixed-income apartments, an integrated parking garage for 72 vehicles and 54,000 square

feet of ground-level retail space. BRR Architecture, Inc. is providing the architectural services for the Walmart Neighborhood Market while Pappageorge Haymes Partners is serving as architect for the mixed-use portion of the development. □

McShane Awarded 290-Unit Tapestry Glenview for Lennar Multifamily Communities

McShane Construction has been selected to provide the construction services for

Tapestry Glenview, a 290-unit luxury apartment residence on behalf of developer, Lennar Multifamily Communities. The 341,571 square foot apartment complex is being constructed on a 5.5-acre site within a newly redeveloped land parcel at 2550 Waterview Drive in Glenview, Illinois. The project will consist of a four-story apartment complex artfully constructed around a five-story, 151,779 square foot precast parking structure that will provide 482 parking spaces. The 290 rental units will consist of 177 one-bedroom and 113 two-bedroom residences available in a wide variety of configurations. Each interior living space will incorporate modern finishes including in-unit washers and dryers and a private outdoor balcony. The complex will also feature an 8,286 square foot community clubhouse and outdoor swimming pool. McShane Construction broke ground on the project in October 2013 with scheduled completion in early 2015. JHP Architecture/Urban Design is providing the comprehensive architectural services for the assignment. □



The new 76,600 square foot build-to-suit distribution facility for NFI Real Estate, a division of NFI Industries, was recently completed by McShane Construction within the Internationale Centre South industrial park in Minooka, Illinois.

McShane Construction Completes 76,600 S.F. Build-to-Suit for NFI Real Estate in Minooka, Illinois

McShane Construction recently completed the 76,600 square foot build-to-suit beverage distribution center for NFI Real Estate, a division of NFI Industries. The new facility is situated on a premier 7.42-acre parcel within the Internationale Centre South industrial park located near Ridge Road and East Minooka Road in Minooka, Illinois. The site provides easy access to the I-80 and Ridge Road Interchange and the I-80 and I-55 transportation corridors significantly benefiting distribution operations. The facility will optimize regional beverage distribution logistics and warehousing services on behalf of a national client base. Designed for future expansion, the building includes a 73,500 square foot warehouse and 3,100 square feet of office space, 32' clear height, 10 truck docks, one drive-in door and an ESFR sprinkler system. Exterior finishes incorporate steel and precast panels and an EPDM roof. McShane also completed sitework including landscaping, sidewalks, a truck cargo court and parking for 30 vehicles and 30 on-site trailers. Harris Architects, Inc. provided the architectural services for this build-to-suit assignment. □

Plano ISD Selects Cadence McShane for Two Assignments

Plano Independent School District (Plano ISD) selected Cadence McShane to serve as Construction Manager At-Risk for the construction and renovation assignments at Bethany and Hedgcoxe Elementary Schools. Located at 2418 Micarta Drive in Plano, Texas, the 75,861 square foot Bethany Elementary assignment includes 15,127 square feet of new construction to administrative and classroom areas, and complete demolition and renovation to the remaining 60,734 square feet. The work includes new wall and floor coverings, ceilings, casework, total electrical and MEP replacement as well as building and life safety systems. Plano ISD selected Perkins + Will as architect for this assignment. Also in Plano at 7701 Prescott Drive, Hedgcoxe Elementary will undergo 78,762 square feet of new construction as well as complete demolition and renovations of the existing structure. A new addition of 11,740 square feet will enhance the school's new main entrance and administrative area. The renovation portion of the project encompasses 67,022 square feet and includes the cafeteria, kitchen, library, gymnasium, performance stage and 36 classrooms. PBK Architects is providing the architectural services at Hedgcoxe Elementary. Cadence McShane will complete both construction assignments prior to the new school year in August 2015. □



Cadence McShane has been selected by Plano Independent School District to serve as Construction Manager At-Risk for the construction and renovation assignments at Bethany and Hedgcoxe Elementary Schools in Plano, Texas, totaling 154,623 square feet.

Cadence McShane Completes Additions and Renovations at Golden Triangle Mall

The renovation and construction assignment at Golden Triangle Mall has been completed by Cadence McShane on behalf of owners GTM Development Ltd., a joint venture of Cencor and The MGHerring Group. Located at I-35E and Loop 288 in Denton, Texas, the nearly 765,000 square foot shopping mall originally opened in 1980 and

was purchased in 2011 by GTM Development Ltd. who implemented a multi-phased update program led by the construction services of Cadence McShane. The interior transformation included an 8,009 square foot addition to the food court and outdoor patio dining area, 13,147 square feet of renovations to retail spaces, new flooring and skylights throughout the mall and the installation of mature trees in the center court and cellular charging stations. Exterior improvements required the demolition of existing entrances and the new construction of larger entryways. The mall's main



On behalf of owners, GTM Development Ltd., a joint venture of Cencor and The MGHerring Group, Cadence McShane recently completed the multi-phased renovation and construction assignment at Golden Triangle Mall, a 765,000 square foot shopping mall located in Denton, Texas.

entrance was modified by relocating existing parking islands, incorporating additional exit lanes and enhancing exterior landscaping to buffer parking areas for a more fluid layout. C.M. Architecture, P.A. provided the architectural services for the second phase of this assignment, while Brochette/Davis/Drake, Inc. provided the civil engineering services for the third phase of the project. □

AGC Recognizes Cadence McShane for Safety Excellence

Cadence McShane received a National Certificate of Safety Excellence Award from The Associated General Contractors of America (AGC) at its 2014 National Convention recently held in Las Vegas. Cadence McShane's safety programs and implementation practices are managed under the guidance of industry veteran, John Schmidt, who serves as the firm's Director of Safety and Environmental Compliance. AGC has recognized contractor members for safety achievements since 1926 and today AGC awards are considered one of the industry's most prestigious safety recognition programs in the United States. Cadence McShane received recognition within the AGC Member Category, Building Construction from 100,001-250,000 man hours. The distinction was based upon the firm's award-winning safety program, above-average safety record and its consecutive participation in the award competition. "We are honored to have been named a finalist for this year's AGC Safety Awards," remarked Schmidt. "I would like to thank the entire Cadence McShane team for their constant attention toward safety. As one of the most critical aspects of our business, we will continue to uphold our safety

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standards and procedures to ensure continued success both on and off our job sites." □

Fallbrook DC II Nears Completion in Houston for Liberty Property Trust

Cadence McShane Construction is nearing the completion of Fallbrook Distribution Center II, a new 400,250 square foot speculative distribution/warehouse facility under development by Liberty Property Trust. Positioned on a premier 30-acre parcel at 8303 Fallbrook Drive in Houston, Texas, the site provides convenient access to several major transportation corridors including Beltway 8, Highway 249, Highway 290, and both Interstates 10 and 45. Divisible to 100,000 square feet, this cross-dock facility can support single- or multi-tenant configurations offering a variety of uses for industrial operations. Fallbrook DC II features a 32' clear height, generous 53.4' x 50' column spacing, 83 exterior docks, four drive-in doors, two



Cadence McShane will complete Fallbrook Distribution Center II, a new 400,250 square foot speculative distribution / warehouse facility in Houston, Texas, under development by Liberty Property Trust with tenant availability slated for May 2014.

ramps, an ESFR sprinkler system, 3,000 square feet of office space to-suit and ample on-site trailer parking. As part of the assignment, Cadence McShane will also complete the property's sitework including landscaping and a generously sized paved parking lot. Seeberger Architecture is providing the comprehensive architectural services for this warehouse / distribution assignment that is scheduled for availability in May 2014. □

New Construction and Renovations Completed for National Food Processor

Construction of a food processing facility requires a skilled team of professionals to plan, design and construct high-quality production environments. Assignments become even

more challenging when a facility remains in operation throughout the construction process. Confident in the expertise of the professionals at Cadence McShane, a national food processing company selected the firm to provide comprehensive construction and renovations to 19,171 square feet of an existing facility. Located in a large metropolitan area of Texas, the assignment included demolition of existing walls and slabs as well as the installation of a new slab and insulated metal wall panels for a new contemporary production and process area. The space was updated and modernized with a comprehensive storage racking system, high-speed overhead doors, flooring, IMP ceilings, lighting and concrete curbs to accommodate the owner's equipment and process needs. Through careful coordination, planning and execution, Cadence McShane successfully completed this challenging assignment while adhering to the client's and food processing industry's strict regulations and operational standards. □



First Industrial Realty Trust, Inc., developer of the new 350,986 square foot light industrial speculative facility known as First Northwest Commerce Center that will be located within the northwest Houston submarket, has selected Cadence McShane to complete the comprehensive construction services for this Class A industrial project.

First Industrial Selects Cadence McShane to Complete New 350,986 S.F. Speculative Industrial Facility

On behalf of developer, First Industrial Realty Trust, Inc., Cadence McShane was selected to provide comprehensive construction services for a new 350,986 square foot light industrial speculative facility known as First Northwest Commerce Center. Situated within the premier Northwest Houston submarket, the new industrial development will be constructed on a 24-acre site located at 4800 West Greens Road with convenient proximity to Tomball Parkway and the Sam Houston Tollway. The new facility will provide an optimal environment to support distribution and warehouse operations offering 32' clear height, 130' truck courts, 91 dock doors and generous on-site trailer parking. Cadence McShane will construct modern features such as T5 lighting, ESFR sprinkler system and skylights throughout the building providing cost-saving and energy efficient benefits. The assignment also incorporates the project's sitework including landscaping and a large parking area surrounding the facility that will accommodate 258 vehicles. Munson Kennedy Partnership is providing the architectural services for this sizable industrial project. □

McShane/MetLife Launch One Million S.F. Redlands Logistics Center

Responding to the continued resurgence of industrial activity within Southern California's Inland Empire, the industrial development alliance of McShane Development Company and MetLife Real Estate Investors has announced the development of Redlands Logistics Center, a new speculative facility that will offer 1,013,460 square feet of premier distribution and warehouse space for single- or multi-tenant configurations. The facility will be available for tenant occupancy at the end of Second Quarter 2015. Situated within the co-developer's 84-acre Redlands Business Center in Redlands, California, the project is located within one-half mile of Interstate 10 with direct access to West Coast ports, the Burlington Northern Santa Fe intermodal container facility and 10 minutes from the YRC Worldwide Inland Empire transit hub. The 36' clear height facility will be constructed with recycled, regional materials and meet LEED-Silver Certification through the incorporation of numerous sustainable elements including a highly-reflective roof, increased warehouse ventilation and the use of low VOC products. The McShane / MetLife alliance previously developed a 704,115 square foot speculative industrial facility that was purchased by Clarion Partners upon completion. For additional information on the Redlands Logistics Center, please contact Peter McWilliams, Michael McCrary, SIOR, Ruben Goodsell or Nicole Page of JLL at 213.239.6000 or visit www.redlandsbc.com. □



The industrial alliance of McShane Development Company and MetLife Real Estate Investors has announced the development of Redlands Logistics Center, a new speculative facility in Redlands, California, that will offer 1,013,460 square feet of premier distribution and warehouse space for single- or multi-tenant configurations.

Full-Building Lease for 575,000 S.F. Cherry Logistics Center in East Bay Area

Conor Commercial Real Estate and venture partner, American Realty Advisors, have announced the completion of Cherry Logistics Center, a 575,000 square foot, Class A, speculative industrial facility situated on a 29.4-acre infill parcel at 38811 Cherry Street in Newark, California. Due to the building's prominent Bay Area location within the East Bay industrial sub-

market and its convenient access to the I-880 Freeway and California State Route 84's Dumbarton Bridge, the facility was fully-leased to a single tenant at shell completion. The LEED-Silver Registered, 575,000 square foot, cross-dock development represents the first sizeable speculative warehouse larger than 400,000 square feet developed in the East Bay within the last 15 years. The facility features 32' clear height, 120 dock doors, full-size truck courts and on-site parking for 175+ trailers. McShane Construction Company and HPA, Inc. served as the design/build team for this showcase



Conor Commercial Real Estate and venture partner, American Realty Advisors, have announced the completion of Cherry Logistics Center and that tenant improvements are currently underway for this 575,000 square foot, Class A, speculative industrial facility in Newark, California, that was fully-leased to a single tenant at shell completion.

green industrial assignment. Jeff Starkovich, SIOR, Jay Hagglund, SIOR, and Sam Higgins, SIOR, from Cassidy Turley's Oakland office, and Scott Borgia and Mark Dowling of its San Jose and Pleasanton offices represented ownership in the lease transaction. Cushman & Wakefield represented the tenant. □

63-Acre Premier BTS Site Available in Matteson, Illinois

Matteson Center Park, a 63-acre premier land parcel located at 21701 Central Avenue in Matteson, Illinois, a growing community situated just 30 miles southwest of Chicago, was recently announced as a new development opportunity of Conor Commercial Real Estate. The development-ready site is available for build-to-suit for sale or lease opportunities and serves as an ideal location for numerous uses. Strategically situated along I-57 with direct access to the Route 30 Interchange, Matteson Center Park provides significant visibility and frontage along this highly-traveled transportation corridor. The property enjoys flexible I-3 Zoning (Planned Industrial District) accommodating a wide range of tenants and site and building requirements. Efficient site configurations offer maximum optimization to support industrial, transportation and auto/truck retail sales facilities. For additional information about this 63-acre site and build-to-suit opportunities, kindly contact Conor Commercial's exclusive marketing agents, Timothy Gallagher, SIOR, Joshua Hearne or Dennis Wilson of Cawley Chicago at 630.810.0300, or visit the property's website at www.mattesoncenterpark.com. □

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Conor Commercial/ Globe Corporation Launch Canal Crossing Logistics

Conor Commercial Real Estate and Globe Corporation are pleased to announce the acquisition of a premier 10.1-acre land parcel near Sky Harbor International Airport in Phoenix, Arizona. The venture will break ground in July 2014 for Canal Crossing Logistics Center, a new 155,114 square foot speculative industrial facility at 5670 South 32nd Street. Located just south of the airport and within one mile of the full diamond interchange at Interstate 10 and 32nd Street, rapid and convenient access to all major freeways servicing greater Phoenix can be achieved. Canal Crossing will accommodate tenants from 35,000 square feet to a full-building user and be available for occupancy in January 2015. The facility features a rear-load configuration with 30' clear, 37 dock-high doors, two ground-



A July 2014 groundbreaking is planned for Canal Crossing Logistics Center, a new 155,114 square foot industrial speculative co-development between Conor Commercial and Globe Corporation, located near Sky Harbor International Airport in Phoenix, Arizona that will be available for tenant occupancy in January 2015.

level doors, 130' truck court, 2,500 amp electrical, ESFR sprinkler and office space to suit. McShane Construction and Butler Design Group will provide the design/build construction for the project. Allen Lowe and Jeff Conrad of Lee & Associates Arizona represented the venture in the land acquisition and will serve as marketing agents for the property. Lee & Associates Arizona's Matt McDougall and Stein Koss represented General Development Corporation, seller of the land site. For more information,

contact Lowe or Conrad at 602.956.7777 or visit www.canalcrossinglogisticscenter.com. □

Huntington 90 Receives 2014 Hoffman Estates Office Park Award

The Village of Hoffman Estates recently awarded Huntington 90, a co-development of

McShane Development Company and MetLife Real Estate Investors, the Best of Hoffman Estates Office Park Award for its exceptional marketing success within the community and relative to the office park development category. Home to DMG Mori, BIG Kaiser Machine Tool and NSK America Corporation, the premier 70-acre corporate campus is located just east of the Barrington Road interchange on I-90 within the business-friendly community of Hoffman Estates. With 46 acres available for ready-to-build development, Huntington 90's flexible build-to-suit sites are zoned for office, R&D, light industrial, retail, medical and hospitality serving the needs of a variety of users. Unique to Huntington 90, the park was designed to support green initiatives as it mandates a heightened level of eco-conscious construction and provides tenants with unparalleled natural green areas throughout the park surrounded by three sprawling ponds. For additional information, contact exclusive marketing agents Mike Sedjo, Senior Vice President (847.706.4913) or Kevin Segerson, Vice President (847.585.0680) of CBRE or visit the park's website at www.h-90.com. □



The new 347,400 square foot build-to-suit development for Orbus Exhibit & Display Group's new corporate headquarters and warehouse facility has been completed at the Union Pointe business park located at I-355 and I-55 in Woodridge, Illinois, a venture between Conor Commercial and Gallagher and Henry.

Conor Commercial Delivers New 347,400 S.F. Headquarters for Orbus Exhibit & Display Group

Following the accelerated construction of Orbus Exhibit & Display Group's new corporate headquarters and warehouse facility, the firm has begun its relocation from its Bolingbrook and Niles, Illinois operations into the new 347,400 square foot build-to-suit at the Union Pointe business park in Woodridge, Illinois. This market-leading, privately owned group of companies will complete its transition in June enjoying the advantages of sizable new environments optimizing operations of its portable and custom modular exhibit and display business to accommodate a growing customer base and over 300 employees. Developed by Conor Commercial and Gallagher and Henry, Orbus will benefit from its strategic location at the northeast quadrant of I-355 and I-55 in Woodridge, Illinois. The build-to-suit features 272,511 square feet of 32' clear warehouse space, 20 dock doors, a 20,000 square foot production area, a two-floor, 55,000 square foot office featuring a two-story atrium lobby and generous parking. To facilitate future growth, the building was designed to accommodate an 82,000 square foot expansion and a 100-car parking addition. McShane Construction and Ware Malcomb provided the design/build construction for this sizable build-to-suit development. □

Projects in Progress



UNIV. OF CHICAGO FACILITY SERVICES BLDG. – CHICAGO, IL



WOODVIEW APARTMENTS – DEERFIELD, IL



HEDGCOXE ELEMENTARY SCHOOL – PLANO, TX



RIATA VISTA PHASE II – AUSTIN, TX

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MIDTOWN SQUARE – GLENVIEW, IL



THE LODGE OF NORTHBROOK PHASE II – NORTHBROOK, IL



FALLBROOK DISTRIBUTION CENTER II – HOUSTON, TX



LEGACY AT CRYSTAL FALLS – LEANDER, TX

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inspections and certifications, sourcing issues and the Food Safety Modernization Act (FSMA).

Capital spending is expected to continue. Over 37% of food processing companies surveyed anticipate increased capital spending this year, half even budgeting double-digit increases. The investments are necessary given the number of new products being launched that require retooled production lines or separate processing

facilities to accommodate volume or create the environment to produce the food product safely, efficiently and with the highest level of technology. The need for increased automation within food grade plants varies from adding robotic palletizers that automate entire process lines to the upgrade of computer technology and other equipment.

Capital spending will also be utilized to meet sustainability objectives. Producers are engaging in more green manufacturing techniques that will continue to become increasing-

ly important such as energy efficiency, lighting upgrades, minimizing carbon impact, reducing the cost of waste that erodes a company's bottom line and a greater overall corporate responsibility. For example, McShane Construction recently completed the new 165,230 square foot, LEED-Gold freezer/cooler facility for a valued client in McCook, Illinois.

Maximize your investment in a new or upgraded food processing facility by contacting the professionals at McShane Construction and Cadence McShane. Our demonstrated

expertise can produce greater returns throughout the pre-construction, construction and post-construction phases of your next project. □

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