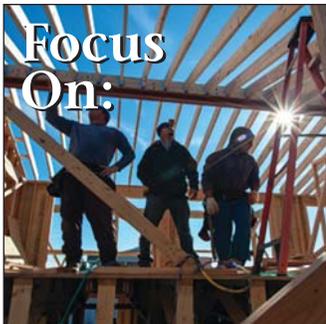




Volume 16
Issue 3



Wood Frame Construction

The multi-family market is the most active segment within the construction industry and continues to enjoy a favorable forecast. According to the U.S. Census Bureau and the U.S. Department of Housing and Urban Development, the multi-family sector is expected to experience a 36% increase in 2013 and an additional 25% uptick in 2014.

With shifting demographics and rising land costs, developers are turning to denser and taller housing such as urban in-fill sites and suburban town centers to create affordable, pedestrian-friendly, transit-oriented developments thus easing the high cost of surface or deck parking.

Conventional wood frame construction represents the most common method for building homes and apartments. Wood construction is attractive for multi-family projects since it offers a high percentage of rentable square footage at a relatively low cost

Common Goals

I continue to hold hope that the nation's economic recovery is just around the corner. Although the stock market is enjoying a robust year of unprecedented growth, uncertainty remains evident as companies evaluate hiring, capital investments and real estate and construction expenditures.

We've developed greater creativity, innovation, productivity and resolve while remaining focused on enhancing trusted relationships. Our continued success in this industry relies upon the practices that strengthen the foundations upon which we have built our businesses.

Talent and hard work also form the backbone of success and is evidenced by the recent promotion of **Sean Cummings** to Vice President of Conor Commercial Real Estate in our Phoenix office. Sean has guided our firm through the economic

downturn in one of the hardest impacted markets of this recession and is poised to launch exciting new development activity within this area.

As we continue to expand our national position in the multi-family market, we extend a warm welcome to **Dave Tague**, Vice President of Housing and Senior Living at Cadence McShane's Dallas office. A seasoned veteran within the multi-family and senior markets, Dave will accelerate our construction opportunities throughout Texas and the south central region.

I also wish to thank the members of the McShane organization for their countless acts of kindness and generosity. Recently, school supply drives were hosted from Dallas to Chicago. A food packaging and donation drive was also held for the Greater Chicago Food Depository in Chicago and members of our Phoenix office volunteered for an

access ramp building project through the Valley of the Sun Chapter of Rebuilding Together.

We've been honored to receive several awards from industry peers. Cadence McShane's Sam Houston Middle School received the TEXO 2013 Distinguished Building Award for projects from \$5M to \$10M. The Houston Business Journal acknowledged the Houston Amateur Sports Park Sports Medicine and Athletic Facility as a finalist in its Landmark Awards. And, at the 2013 TASA/TASB Convention, Weatherford Elementary School in Houston received its Value Award for outstanding renovation transformation. Conor Commercial is also a finalist within the categories of Developer of the Year and for Industrial Build-to-Suit of the Year by Chicago's NAIOP Chapter.

With a purposeful resolution to our government's economic crisis, our paths should re-open with renewed confidence and opportunity. Best wishes for a healthy, happy and prosperous holiday season. □



Jim McShane, CEO
The McShane Companies

while typically offering a faster construction process. McShane Construction and Cadence McShane Construction have completed thousands of apartment units across the country, including the 'Springs' series of rental complexes for Continental Properties, Inc. and the 'Legacy' series of senior living

residences for PinPoint Commercial and Thrive Senior Living that feature conventional wood frame construction.

Wrap construction has gained rapid popularity in multi-family developments, where wood frame apartment buildings

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McShane Construction to Complete 138-Unit Luxury Apartment Development for Trammell Crow Company in Glenview, Illinois

Trammell Crow Company, through its wholly owned subsidiary High Street Residential, selected McShane Construction to provide comprehensive construction services for Midtown Square, a 138-unit, 215,000 square foot luxury apartment residence in downtown Glenview, Illinois. The assignment required the demolition of existing buildings on the 2.7-acre site at Glenview Road and Church Street in advance of the new construction of this four-story, mixed-use development. The 101 one- and 37 two-bedroom residences, with outdoor balconies available on certain floor plans, will incorporate modern finishes such as granite countertops, hardwood-style flooring, and in-unit washers and dryers. The complex will also feature 9,000 square feet of ground floor retail space and 5,000 square feet of tenant amenities including a fitness center and Wi-Fi coffee lounge. Midtown Square will feature an attractive exterior design and offer covered and on-grade parking for residents and retail clientele. Fitzgerald Associates Architects is providing the architectural services for the luxury multi-family development slated for completion in Fourth Quarter 2014. □



Project Profile

Ribbon-Cutting Celebrates Hamilton on the Park Grand Opening

The Benoit Group and the Housing Authority of Champaign County together with McShane Construction, the City of Urbana, and residents of Hamilton on the Park celebrated the ribbon-cutting and Grand Opening of this new 36-unit affordable housing development in Urbana, Illinois. The new residential complex is located on a two-acre land parcel at 1201 Brookstone Court in close proximity to the University of Illinois at Urbana-Champaign. The property is comprised of six wood frame residences surrounding a central driveway that provides 40 surface parking spaces. Designed and constructed to meet Enterprise Green Communities criteria, the two-story dwellings feature one-, two- and three-bedroom units that incorporate energy efficient windows, low VOC products and Energy Star appliances. McShane also completed a one-story community building that features a management office, meeting areas and media room. The centralized location of the development provides easy access to public transportation, a hospital, retail, restaurants and government buildings. Tyson and Billy Architects, P.C. provided the comprehensive architectural services for this affordable housing development. □



A ribbon-cutting and Grand Opening celebration was recently hosted for the newly completed Hamilton on the Park development, a 36-unit affordable housing complex in Urbana, Illinois, developed by The Benoit Group and the Housing Authority of Champaign County.

Golden State Foods BTS Taking Shape in McCook, Illinois

Since breaking ground in June 2013, the McShane Construction project team has made significant progress in the construction of the 152,670 square foot build-to-suit for Golden State Foods in McCook, Illinois. Golden State Foods is one of the largest diversified suppliers to the foodservice industry, servicing 50+ customers and 25,000+ restaurants from three continents. Golden State Foods

will relocate from its current operations in Lemont and Bolingbrook, Illinois following the new facility's completion in May 2014. Situated on a 15-acre parcel at 8901 W. 47th Street, the facility's precast panel exterior is completed and closure of the roof is underway. The interior will incorporate a two-story, 17,550 square foot office, while 135,120 square feet of warehouse/distribution space will reflect a 40' clear cross-dock configuration. McShane will also complete 52 truck docks, 54,000 square feet of dry storage space and a separate on-site maintenance building. The



McShane Construction and project architect, Ware Malcomb, advance toward a May 2014 completion at the new 152,670 square foot, LEED-Gold registered build-to-suit facility in McCook, Illinois for Golden State Foods, one of the largest diversified suppliers to the foodservice industry.

building's freezer/cooler area features a cascade refrigeration system maintaining 14,040 square feet of cooler storage at 34° F, 23,400 square feet of freezer storage at 10° F and 28,080 square feet of cooler dock staging at 34° F. Designed by Ware Malcomb, the facility is being constructed to meet LEED-Gold Certification standards. □

Von Karman Tech Nears Completion in Irvine, California

McShane Construction is nearing the completion of the comprehensive renovation and construction assignment underway for owner, High-Brook Investment Management, at the Von Karman Tech office building in Irvine, California. Originally constructed in 1980, the 100,603 square foot, multi-tenant facility, located at 16842 Von Karman Avenue within the area's diverse business district, will benefit from this extensive interior and exterior improvement program that is transforming the property into a contemporary office environment. McShane's assignment incorporates the renovation of the building's four interior lobbies including the installation of new all-glass entrances and doors, in addition to new staircases, flooring, wall finishes and a mezzanine expansion. The office building's core services such as restrooms and elevators have also been refreshed and improved. The exterior of the building was modernized through the incorporation of a smooth plaster façade enhanced by the application of a new paint color scheme. McShane also upgraded the landscaping, installed new directional and monument signage and improved the existing surface

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parking lot to satisfy today's ADA requirements. Shlemmer, Algaze and Associates provided the comprehensive architectural services for this sizable office renovation assignment. □

McShane Awarded 284-Unit Apartment Complex in Corpus Christi

Springs at Corpus Christi, a 284-unit luxury apartment complex, is currently underway by McShane Construction for developer, Continental Properties Company, Inc., in Corpus Christi, Texas. The townhome-style apartment community consists of 13 two-story apartment buildings conveniently located on a 16.8-acre site at 5702 Timbergate Drive situated within the popular south side of this growing community. The residential development will feature rental units with attached garages and also include four additional detached garages and five carport areas strategically positioned throughout the development. The complex will offer floor plans ranging from studio apartments to three-bedroom units that will incorporate



Developer, Continental Properties Company, Inc., has selected McShane Construction to complete the new Springs at Corpus Christi, a 13-building, 284-unit luxury apartment complex located in the popular south side of Corpus Christi, Texas.

ground-level private entries that open into spacious interiors highlighted by nine foot ceilings. The apartments will be constructed utilizing modern finishes including granite countertops, hardwood-style flooring, crown molding, contemporary appliances, washers and dryers and generous walk-in closets. Tenant amenities at Springs at Corpus Christi include a gated entry, large community clubhouse with on-site property management, resort-style swimming pool and outdoor entertainment areas. Clubhouse amenities include a complementary coffee bar, 24-hour modern fitness center and a fenced, leash-free dog park. BSB Designs is providing the

comprehensive architectural services for this upscale apartment community scheduled for completion in September 2014. □

McShane Completes The Lodge of Northbrook for Essex Communities

The Lodge of Northbrook, a 58-unit luxury senior living community was recently completed by McShane Construction on behalf of developer, Essex Communities. Located on a premier six-acre site

owned by The Society of the Divine Word in Northbrook, Illinois, The Lodge of Northbrook offers spacious options for independent senior living with floor plans available in one- and two-bedroom configurations with the option of a den for additional space. The three-story residential building has been artfully clad with an attractive masonry façade accented by lush landscaped gardens and grounds. Each unit includes upscale finishes such as granite countertops, hardwood floors in the kitchen and foyer area, in-unit washers and dryers, large closets, extended ceiling heights and a private patio or terrace. The 156,434 square foot development incorporates below-grade car parking for its residents together with surface parking for visitors and staff. McShane also completed the common amenity spaces including the dining room, lounges, pub and game room, wellness center, creative arts studio, woodworking shop, car detailing center, sunroom, multi-media great room, library and business center. JSSH Architects, Inc. provided the architectural services for this luxury senior living development. □



The restoration of historic building murals showcases the comprehensive rehabilitation and renovation of the four-building, 47-unit Borinquen Bella Apartment assignment recently completed for developer, Latin United Community Housing Association (LUCHA) in Chicago's Humboldt Park neighborhood.

Borinquen Bella Apartments Artfully Restored for LUCHA

On behalf of developer, Latin United Community Housing Association (LUCHA), McShane Construction has completed the comprehensive rehabilitation and renovation of the Borinquen Bella Apartments. The assignment encompassed 47 multi-family rental units comprising 62,896 square feet within four existing scattered site residential buildings in Chicago's Humboldt Park neighborhood. The residences underwent extensive exterior and interior renovation work transforming these deteriorating structures into affordable and modern apartments. Pivotal to the sense of pride and neighborhood within this closely knit community, two historic murals were restored by their original artists on the exterior façades of two of the properties that were renovated. The interior spaces within the one-, two- and three-bedroom apartment units were updated with new flooring, fixtures, appliances, lighting and freshly painted ceilings and walls. The Borinquen Bella Apartments received exterior façade repairs and cleaning together with the installation of new roofs, windows, doors and common area flooring. Landon Bone Baker Architects provided the comprehensive architectural services for this significant neighborhood restoration assignment. □

Cadence McShane Awarded 140-Bed Senior Living Residence in Leander, Texas

Cadence McShane was recently awarded Legacy at Crystal Falls, its third senior living construction assignment from PinPoint Commercial, L.P. and Thrive Senior Living. Occupying a 5.1-acre site within the growing community of Leander, Texas, located just north of Austin, this upscale senior living development will provide 140 assisted-living and memory care beds together with numerous amenities situated within a contemporary and fully-featured environment. Legacy at Crystal Falls will be designed and constructed around an innovative 'main street and neighborhood' concept centered around 'main street', a community amenity area that will feature a restaurant, convenience store, movie theater, spa, fitness center and a sports bar. Each residential wing will serve as a separate 'neighborhood', equipped with its own unique common areas and corresponding theme. Cadence McShane will construct the residential building with an elegant combination of stucco and synthetic stone exterior while the interior spaces will encompass a stylish yet comfortable design incorporating modern finishes. The development will be equipped with the latest technologies offering the most efficient forms of care and convenience for its residents. Three Square



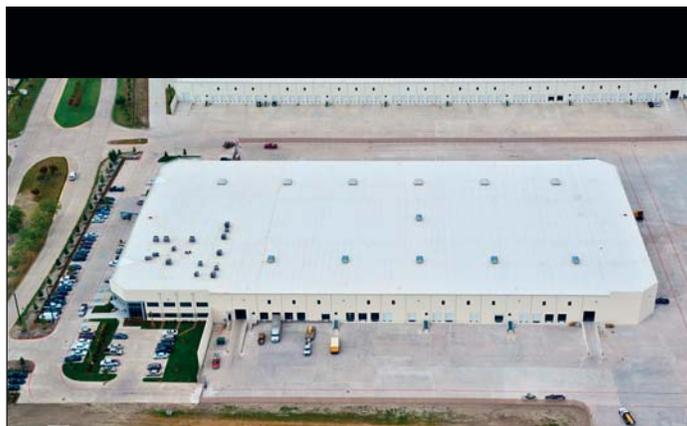
Representing its third award from developers, PinPoint Commercial, L.P. and Thrive Senior Living, Cadence McShane was recently awarded the construction of Legacy at Crystal Falls, a 140-bed assisted-living and memory care residence in Leander, Texas.

Design Group is providing the architectural services for this well-appointed senior living community. □

181,067 S.F. BTS for Liberty Property Trust Completed

Cadence McShane recently completed the construction of a new 181,067 square foot build-to-suit at the Central Green Business Park in Houston, Texas for owner/developer, Liberty Property Trust. Initially planned as a speculative industrial facility, GAC

Energy & Marine Services LLC, a global provider of integrated shipping, logistics, marine and related services, executed a full-building lease for the property located at 16200 Central Green Boulevard prior to groundbreaking. The single-story building meets the requirements of LEED-CS (Core and Shell) certification and includes a 164,897 square foot warehouse/distribution component and 31,309 square feet of office space. Cadence McShane constructed the cross-dock facility of tiltwall panels featuring a 30' clear height, ESFR sprinkler system, 32 truck docks with expandability up to 55, and parking for 110 vehicles. The



The new 181,067 square foot, LEED-CS certified build-to-suit facility for GAC Energy & Marine Services LLC was recently completed by Cadence McShane for Liberty Property Trust at the developer's Central Green Business Park in Houston, Texas.

property offers three acres of outside storage area that can be utilized for storage and trailer parking. Cadence McShane previously completed Central Green Buildings 8, 9 and 10 for developer, Liberty Property Trust, within this popular business park. Seeberger Architecture provided the architectural services for this assignment. Derrick Jones, Associate Director with Bandier Realty Partners, and Bob Bandos, CEO of GAC Energy & Marine Services, negotiated the lease transaction with Liberty Property Trust. □

Cadence McShane Completes Additions and Renovations at Golden Triangle Mall

The renovation and construction at Golden Triangle Mall is near final completion 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 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, new flooring and skylights. Exterior improvements required the demolition of existing entrances and the new construction of larger entryways. The mall's main 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

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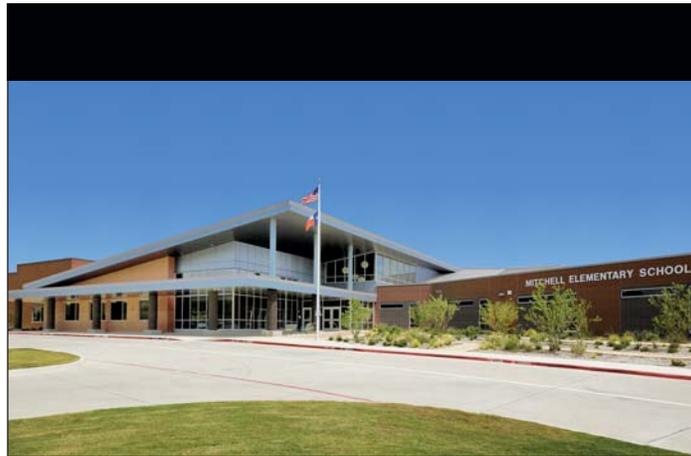
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second phase of this assignment, while Brockette/Davis/Drake, Inc. provided the civil engineering services for the third phase of the project. □

Mitchell Elementary Completed by Cadence McShane for Plano ISD

Completed in concert with the opening of the new school year, the 95,505 square foot renovation and expansion assignment at Mitchell Elementary School was delivered by Cadence McShane on behalf of Plano Independent School District (Plano ISD). Located at 4223 Briargrove Lane in Dallas, Texas, the elementary school currently serves 700 students within the District. The redevelopment program included an addition of 34,376 square feet that was seamlessly integrated to the existing structure, while spaces within the school underwent 61,256 square feet of upgrades and renovation. The construction assignment took place throughout the prior school year necessitating exacting safety and staging procedures by the Cadence McShane project team. The school's new addition included 42 classrooms, a gymnasium, cafeteria, kitchen and library.



The new 95,505 square foot renovation and new construction assignment at Mitchell Elementary School in Dallas, Texas, was recently completed for Plano Independent School District incorporating numerous sustainable features including the District's first educational facility to feature a geothermal heating and cooling system.

Cadence McShane also completed additional sitework and parking areas to support the school's sizable expansion. In accordance with Plano ISD's continued commitment to energy efficiency, a new geothermal HVAC system was implemented at Mitchell Elementary School representing the District's first educational facility to utilize this highly-efficient heating and cooling system. SHW Group served as the project architect for this new construction and renovation assignment. □

\$22 Million Assignment for Richardson ISD Completed by Cadence McShane Construction

Cadence McShane has completed 12 comprehensive assignments as Construction Manager at Risk for Richardson Independent School District (Richardson ISD). The projects spanned 12 separate educational facilities throughout Richardson ISD in association with

numerous architectural and engineering firms. Cadence McShane worked with architect, Perkins + Will, at Dartmouth Elementary and J.J. Pearce High School's highly-popular natatorium. Working with Corgan Associates, Inc., Cadence McShane completed renovations and upgrades to Lake Highlands High School, Merriman Park Elementary School and the auditorium at Richardson High School. Cadence McShane also upgraded J.J. Pearce High School and the Professional Development Center with Reed Wells Benson and Company and Hamilton Park Elementary School with Estes McClure and Associates. Teaming with PBK Architects Inc., Cadence McShane completed parking renovations and improvements to the District's Administration and Administration Annex, the addition to Forest Lane Academy, and renovations at Moss Haven Elementary School, Northwood Hills Elementary School, O. Henry Elementary School and J.J. Pearce High School. Upon completion, Cadence McShane was selected to serve as the Construction Manager at Risk for additional projects on behalf of Richardson ISD. □



Cadence McShane recently completed the new construction of a 21,337 square foot automotive dealership facility in Katy, Texas, for CarMax, Inc. marking the firm's fifth location within the growing Houston market area.

Cadence McShane Completes 21,337 S.F. CarMax Facility

The new construction of a 21,337 square foot automotive dealership facility has been completed by Cadence McShane Construction on behalf of CarMax, Inc. Founded in 1993 and headquartered in Richmond, Virginia, CarMax, Inc. is the nation's largest retailer of used cars. The firm currently operates more than 100 used car superstores and this new build-to-suit auto dealership marks CarMax's fifth location within the growing Houston market area. The facility is located on an 8.5-acre site at 21636 Katy Freeway in Katy, Texas, and was constructed with a tiltwall concrete exterior. The facility incorporates a well-appointed showroom, a five-bay mechanics service area and a generous customer waiting area. The site provides 169 customer and employee parking spaces, with a sizable sales lot featuring parking for 356 vehicles. The new CarMax facility is well-positioned just west of the popular Grand Parkway thoroughfare while also offering direct access to Interstate 10. Charles J. O'Brien Architects provided the comprehensive architectural services for the assignment. □

Orbus Selects Union Pointe for 347,400 S.F. Build-to-Suit HQ

Conor Commercial Real Estate, in conjunction with partner, Gallagher and Henry, recently broke ground on the new 347,400 square foot build-to-suit for lease for Orbus Exhibit & Display Group at the Union Pointe business park in Woodridge, Illinois. The new facility represents one of the largest industrial build-to-suit transactions within the metropolitan Chicago area in 2013. Orbus is a market-leading, privately-owned group of companies specializing in the manufacture and trade-only supply of portable modular and custom modular exhibit and display products, graphics and solutions. The firm will consolidate 350 employees from its Bolingbrook and Niles facilities into the Woodridge headquarters upon completion in the Second Quarter of 2014. The facility features 272,511 square feet of 32' clear warehouse space, 20 dock doors, a 20,000 square foot production area and a two-floor, 55,000 square foot office with a two-story atrium lobby. An 82,000 square foot expansion and 100-car parking addition accommodates future growth. Conor Commercial is serving as the developer and McShane Construction and Ware Malcomb comprise the design/build team. Jack Rosenberg, SIOR, and Fred Regnery, both of Colliers International, represented Orbus in the build-to-suit to lease transaction. Brian Carroll and Jim Cummings of Newmark Grubb Knight Frank represented ownership. □



Development is underway by Conor Commercial Real Estate, in conjunction with partner, Gallagher and Henry, at the new 347,400 square foot build-to-suit for lease for Orbus Exhibit & Display Group at the Union Pointe business park in Woodridge, Illinois.

Preview of New Two-Story VA Outpatient Clinic Showcases Progress

Construction continues to advance on schedule at McShane Development Company's turnkey Outpatient Clinic that is leased to the U.S. Department of Veterans Affairs in Gilbert, Arizona. Situated on a prominent nine-acre parcel that McShane Development acquired from Park Corporation within the Val Vista Square Business Park, progress on the construction of this new healthcare facility is evident

within this popular San Tan Village corridor. The two-story facility will replace an existing VA clinic that provides healthcare services to over 19,000 veterans. Construction on this 60,000 useable square foot facility was recently showcased at a subcontractor appreciation luncheon hosted by McShane Development at the active job site. With a Spring 2014 completion, the aggressive construction schedule relies upon the expert contributions from a variety of tradesmen and consultants. The seasoned design/build team of McShane Construction and REES Architects, Inc. will deliver a LEED-Silver certified facility that expands the



Preparing to serve the healthcare needs of over 19,000 veterans, McShane Development's turnkey development of the new 60,000 useable square foot, two-story, LEED-Silver Outpatient Clinic leased to the U.S. Department of Veterans Affairs in Gilbert, Arizona, continues on-schedule by design/build team, McShane Construction and REES Architects, Inc.

clinic's available healthcare services to include audiology, radiology, dental care, family support and physical therapy, among others. The facility will also boast a spacious public waiting area, physician offices, treatment rooms, staff support areas, diagnostic testing and laboratories. □

MidPoint Corporate Center Reaffirms Recovery of Suburban Office Market

The velocity of sales and acquisition activity has been slow to recover within Chicago's suburban office market. However, in certain submarkets, this sector is clearly experiencing a much welcomed comeback. Located in Woodridge, Illinois, the MidPoint Corporate Center, a co-development of McShane Development and Globe Corporation, is a 17-acre, multi-building office park that has recently enjoyed renewed activity. Three of the park's four properties have been completed, including the 51,579 square foot MidPoint One facility located at 7125 Janes Avenue that was recently acquired by a private investor. The park also includes the multi-tenant, 46,600 square foot MidPoint Two and the MidPoint Four parcel, home to the 30,000 square foot build-to-suit for the DuPage Campus of Westwood College of Technology. MidPoint Three, a 3.42-acre site is available for sale or build-to-suit development accommodating users up to 46,600 square feet. Please contact the co-developer's recently appointed marketing agents Jeffrey Mann, Senior Vice President, (630.573.7076 or jeffrey.mann@cbre.com) and Tara Torbik, Associate, (630.573.7822 or Tara.Torbik@cbre.com) of CBRE for more information on this available office development site. □

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Cherry Logistics Center Taking Shape Within N. California Market

Construction is advancing on the new Cherry Logistics Center situated on a 29.4-acre site in Newark, California, along the popular transportation corridor between the Port of Oakland and Silicon Valley. Located one mile from the I-880 Freeway and five miles from the Dumbarton Bridge, the site is being transformed by developer Conor Commercial Real Estate in partnership with American Realty Advisors. The site housed an outdated industrial facility that was demolished to make way for this Class A, 575,000 square foot, LEED-registered, cross-dock distribution facility representing the first major speculative warehouse larger than 400,000 square feet constructed within the East Bay Area over the past 15 years. Cherry Logistics is expected to become a showcase green industrial project. This rail-served site accommodates warehouse, distribution, assembly, and light manufacturing and offers 32' clear height, 4,000 amps (expandable to 10 Mega Watts



Construction continues at the Cherry Logistics Center, a new Class A, 575,000 square foot, LEED-registered, cross-dock distribution facility, led by developer Conor Commercial Real Estate in partnership with American Realty Advisors, representing the first major speculative warehouse over 400,000 square feet constructed within the East Bay Area over the past 15 years.

or ~18,000 amps), 120 docks, 175' truck court and on-site parking for 200 trailers. McShane Construction and HPA, Inc. serve as design/builder with occupancy slated for 2014. Jeff Starkovich, SIOR, Jay Hagglund, SIOR, and Sam Higgins from Cassidy Turley's Oakland office, and Scott Borgia and Mark Dowling of its San Jose and Pleasanton offices, respectively, comprise the marketing team for the property. For more information, please visit www.cherrylogisticscenter.com. □

342,620 S.F. Northwest Pointe Industrial Facility Ready for Immediate Occupancy

Venture partners, Conor Commercial Real Estate and Globe Corporation are pleased to announce the completion and immediate tenant occupancy at Northwest Pointe, a new 342,620 square foot speculative industrial

facility in Elgin, Illinois. Located at 2501 Galvin Road within the Northwest Corporate Park, this well-positioned property offers direct access to I-90 via the Randall Road four-way interchange. The Class A precast facility offers single- or multi-tenant suites from 70,000 to 342,000 square feet. The building features cross-dock or single load configuration with 32' clear height and office space to suit. Northwest Pointe offers 68 exterior truck docks with four drive-in doors and parking for 343 cars with on-site trailer parking available. Its Kane County and City of Elgin location provides a competitive tax advantage adding to the property's competitive lease rates and operating costs and allowing users to tap into the extensive local area workforce. McShane Construction and Ware Malcomb provided the design/build services for Northwest Pointe. For more information, contact exclusive marketing agents, Ken Franzese, Principal, (773.355.3005 or kfranzese@lee-associates.com) or John Cassidy, SIOR, Principal, (773.355.3006 or jcassidy@lee-associates.com) of Lee & Associates, or visit www.northwestpointe.com. □



The MetroAir Business Park, under development by McShane Development and Horn Properties, LLC, is located within minutes of the Indianapolis International Airport and features two available build-to-suit land parcels that can support a variety of user requirements from 60,000 to 375,000 square feet.

MetroAir Offers Premier BTS Sites Near Indianapolis International Airport

Located within minutes of the Indianapolis International Airport with direct access to I-70 and I-465 via the four-way interchange at Six Points Road, the MetroAir Business Park offers premier sites within this active transportation corridor. Under development by a joint venture formed by McShane Development and Horn Properties, LLC, two prominent land parcels remain available within this master-planned park. The MetroAir IV 22.33-acre site can support a bulk warehouse facility up to 375,000 square feet. MetroAir II, situated on a 5.7-acre parcel, offers build-to-suit opportunities from 60,000 to 100,000 square feet. Its direct access to the airport and highway make the park particularly suitable for high-tech manufacturing, air cargo, transportation, distribution and light assembly tenants. Select sites can also support retail, office, medical office and life science facilities. MetroAir's tenants include Fiserv, Inc., DJO, LLC, Rolls-Royce Corporation and Pitney Bowes Government Solutions, Inc. Contact exclusive marketing agent, Patrick B. Lindley, SIOR, Cassidy Turley Commercial Real Estate Services, (317.639.0457 or patrick.lindley@cassidytruley.com) for more information on these premier build-to-suit opportunities. □

Recently Completed Projects



THE LODGE OF NORTHBROOK – NORTHBROOK, IL



VETERANS AFFAIRS OUTPATIENT CLINIC – CORPUS CHRISTI, TX



CENTRAL GREEN BUILDING #10 – HOUSTON, TX



ATHERTON ELEMENTARY SCHOOL – HOUSTON, TX



Going Digital?

Sign up for our digital newsletter at:

www.McShaneCommonGround.com



MYERS PLACE – MOUNT PROSPECT, IL



REDLANDS BUSINESS CENTER PHASE II – REDLANDS, CA



SPRINGS AT LEGACY COMMONS – OMAHA, NE



J.J. PEARCE HIGH SCHOOL NATATORIUM – RICHARDSON, TX

CONTINUED FROM FRONT PAGE Wood Frame Construction

'wrap' around a reinforced concrete parking structure on three or four sides of the property. Since the apartments and the parking deck can be built simultaneously, costs and schedule savings can be realized. Tapestry Apartments, currently underway by McShane Construction, is an example of a wrap construction project.

Another popular multi-family structural system is the **podium** or pedestal design that features multiple stories of wood frame

construction over an elevated concrete 'podium deck'. These buildings are treated as two structures separated by a three-hour fire-resistance-rated horizontal assembly. The podium component is considered a separate and distinct building for the purpose of area limitations and the continuity of fire walls.

Inherent to the podium design is the clear separation of use between the ground floor and the upper floors. In a podium structure, parking, amenities, retail and in some cases, first floor residential are featured on the ground level while

the upper floors remain solely residential. Podium projects that are currently underway by the McShane organization include Central Station Apartments, Midtown Square and The Lodge of Northbrook.

Developers are capitalizing on wood's ability to offer high density at less cost than other materials and appreciate wood's versatility, adaptability and minimum carbon footprint. Call upon the professionals at McShane Construction and Cadence McShane Construction to

learn more about utilizing the various wood frame construction options for your next multi-family project. □

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