



## NEWS RELEASE

A MEMBER OF THE McSHANE COMPANIES

### CONTACT

Ms. Sheri A. Tantari  
(847) 692-8870  
[stantari@mcshane.com](mailto:stantari@mcshane.com)

Ms. Alexa P. Albom  
(847) 692-8873  
[aalbom@mcshane.com](mailto:aalbom@mcshane.com)

### FOR IMMEDIATE RELEASE

Conor Commercial Real Estate  
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## CONOR COMMERCIAL REAL ESTATE LAUNCHES 256,880 S.F. INDUSTRIAL SPEC BUILDING AT UNION POINTE IN WOODRIDGE, ILLINOIS

*(135,213 S.F. Tenant Suite Leased to Kellogg Company with  
Scheduled Occupancy in Second Quarter 2015)*



(Rosemont, Illinois) – The development alliance between Conor Commercial Real Estate, a member of The McShane Companies, and Gallagher and Henry, is pleased to announce the development of the third phase of the highly-successful 80-acre Union Pointe industrial business park strategically located at the northeast quadrant of I-355 and I-55 in Woodridge, Illinois. Conor Commercial has broken ground on Building Three, a 256,880 square foot, multi-tenant industrial facility that will be completed under a fast-track construction schedule in Second Quarter 2015. A seven-year, 135,213 square foot lease with Kellogg Company has been executed with tenant occupancy planned for April 1, 2015.

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Union Pointe Building Three will be situated on a prominent 16.7-acre land site at 9020 Murphy Road offering frontage and visibility along the I-355 corridor. The 256,880 square foot, 32' clear building will feature a total of 34 dock doors (expandable), two drive-in doors, T-5 lighting, ESFR sprinkler system and parking for 255 vehicles and 41 trailers.

The 135,213 square foot customized tenant suite has been designed to maximize efficiencies supporting Kellogg Company's distribution operations throughout Chicago and the Midwest. The tenant improvement assignment includes a 130,077 square foot warehouse and distribution area equipped with an 800 amp electrical service, 20 dock doors and 41 trailer storage positions. A 5,136 square foot office component will also be completed incorporating numerous private offices and open workstations, conference rooms and a spacious break room with a kitchen and computer workstations.

"We are pleased to announce the development of Union Pointe Building Three and the sizable lease of the building's first tenant," remarked Daniel E. Fogarty Jr., Vice President of Conor Commercial Real Estate. "We're delighted with the caliber of tenants that this prominent business park has attracted and praise the Village of Woodridge for its swift collaboration in securing these types of companies within its community. We look forward to the continued interest of additional tenants as we lease the remaining 121,667 square feet of space within Union Pointe Building Three."

McShane Construction Company and Ware Malcomb are serving as design/builder for the speculative building and tenant improvements. Mark Barbato of Nicolson Porter & List, Inc. and Michael Nelligan of JLL represented Kellogg Company in the lease transaction while exclusive marketing agents, Brian Carroll and Jim Cummings of Newmark Grubb Knight Frank, represented Conor Commercial and Gallagher and Henry.

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With outstanding access and visibility along with competitive tax rates associated with both DuPage and Will Counties, Union Pointe provides substantial cost savings and location advantages for a variety of business operations.

For additional information about lease opportunities or build-to-suit options at the Union Pointe business park, contact Carroll ([bcarroll@ngkf.com](mailto:bcarroll@ngkf.com)) or Cummings ([jcumplings@ngkf.com](mailto:jcumplings@ngkf.com)) at 773.957.1400 or visit the park's web site at [www.union-pointe.com](http://www.union-pointe.com).

**About Conor Commercial Real Estate**

Conor Commercial Real Estate is the integrated real estate development and investment arm of The McShane Companies headquartered in suburban Chicago, Illinois with regional offices located in Dallas, Houston, Phoenix and Irvine. Conor Commercial Real Estate is active on a local, regional and national basis in the development of master-planned industrial and office parks, medical office developments, speculative industrial and office properties and build-to-suit projects for lease or purchase. For more information on Conor Commercial Real Estate, visit the firm's web site at [www.conorcommercial.com](http://www.conorcommercial.com).