

DONE DEALS - SALES

continued from page 10

faces International Inc. bought 28188 N. Ballard Drive, a 54,274 square foot facility that will serve as an expansion for the importer/distributor of stone and ceramic tile's Lake Bluff location.

The property, built in 1985, is located 1/4 mile off of I-94 and Rockland Road/Bradley Business Center. It is comprised of 44,505 square feet of industrial space and 9,769 square feet of office space. The building has parking for 81 vehicles, five loading docks, and 18-foot clear height. Asking price was \$3.35 million.

CB Richard Ellis' Keith Puritz, Brett Kroner, Ryan Bain and Zach Graham represented the seller, Duke Realty. Sam Badger of Paine/Wetzel negotiated on behalf of the purchaser.

DEVELOPER BUYS BUILDING

WESTMONT - KRM Development Corp. purchased 40 Chestnut Avenue on behalf of their client, **Dixon Valve and Coupling Co.**, a tenant at the property since 1996.

The 47,600 square foot building was constructed in 1971 and includes four interior docks with levelers, approximately 4,400 square feet of office space, and 18-foot ceilings. A privately owned development company headquartered in Maryland, KRM also owns and manages Dixon's Mid-Atlantic headquarters in Chesterton, Maryland.

Randy Podolsky of Podolsky Northstar CORFAC International negotiated the sale of on behalf of the seller, a private partnership, for \$3 million.

VIDEO EQUIPMENT RENTAL BUYS BUILDING

FRANKLIN PARK - Video Equipment Rental bought a 31,080 square foot warehouse building located at 3810 Carnation.

John Cassidy and Ken Franzese, both principals, and Chris Nelson, senior associate, of Lee & Associates of Illinois LLC represented the buyer.

Jason Lev and John Suerth of CB Richard Ellis represented building ownership, a private trust, in the transaction.

70 ACRES SOLD FOR BUSINESS PARK

KENOSHA - First Industrial bought 70 acres at the corner of 88th Avenue and Route 158. The Chicago-based real estate investment trust is planning to develop a new business park, First Kenosha Commerce Center, on the site.

John Sharpe, principal of Lee & Associates of Illinois LLC, represented First Industrial.

Mike Pitts of Pitts Brothers & Associates represented the seller, a private investor.

INDUSTRIAL PROPERTY TO GO RESIDENTIAL

CHICAGO - A 45,000 square foot industrial building at 1900 N. Springfield was sold to a residential developer. The building, which sits on a 34,500 square foot site, will be torn down.

The price was \$1.85 million. Howard Caplan, vice president of Camins Tomasz Kritt, was sole broker in the transaction.

JUST RITE ACOUSTICS RELOCATES

ELK GROVE VILLAGE - Just Rite Acoustics bought 1501 Estes Avenue, a 30,000 square foot industrial building featuring four docks, one drive-in door, 24-foot clear ceiling heights and extra land for expansion. The company is relocating from 201 Crossen Avenue, also in Elk Grove Village.

Mark Baumhart of Arthur J. Rogers & Co. represented Just Rite Acoustics in its purchase on Estes Avenue as well its sale of the 15,000 square foot building on Crossen Avenue.

The seller of the Estes Avenue building was represented by David Bercu of Colliers, Bennett & Kahnweiler Inc. The buyer of the Crossen Avenue building, a private investor, was represented by Diane Christenson of Coldwell Banker.

LAND BOUGHT FOR BTS

LIBERTYVILLE - William W. Meyer & Sons has purchased 5.6 acres for the construction of an 82,000 square foot build-to-suit industrial facility located at 1700 Franklin Boulevard within the Lincoln Commerce Center. Constructed by Krusinski Construction, the building will be used for the manufacturing of transmission systems. The firm is expanding and relocating its operations from Skokie. Patricia G. Baldwin, principal, Paine/Wetzel ONCOR International, represented the buyer in the transaction.

LOTS BOUGHT FOR BUILDING

METTAWA - A private investor has purchased five acres that include Lots 4, 7, 8, and 10 within the Oasis Business Center for the development of an industrial and office building.

Patricia G. Baldwin, principal, Paine/Wetzel ONCOR International, represented the seller, James Boulton, in the transaction and Carolyn Emanuel of Chicago Metro Realty worked on behalf of the buyer.

AUTO BODY SHOP ADDS BUILDING

SKOKIE - Hi-Tech Auto has purchased a 28,400 square foot industrial building at 5950 W. Howard Street. The 18-foot clear building features 6,000 square feet of office and parking for

more than 50 cars. Rodger D. Chenore, Jeffrey Girling and Terence K. Lynch, Paine/Wetzel ONCOR International, represented the tenant in the transaction and Chris Volkert of Colliers Bennett & Kahnweiler Inc. worked on behalf of the seller, Payne Street Imports.

WINCHESTER COMPLETES SALE-LEASEBACK

WHEELING - Winchester Realty Co., a private investment company, bought a 15,275 square foot building located at 500 Quail Hollow Drive from Vans Inc., which has leased the facility back on a three-year term. Edward C. Wabick, Whit R. Heitman, and Louis DeSanto, Paine/Wetzel ONCOR International, represented the seller in the transaction.

LOGISTICS FIRM RELOCATES FROM CHICAGO

BENSENVILLE - CenterPoint Properties bought 101 Frontier Way, a 25,050 square foot building, for \$1.87 million from Quality Screw & Nut, which moved to Wood Dale. CenterPoint subsequently leased the building to Mallory Alexander International Logistics, a global third party logistics company relocating from Chicago. The building features three docks, one drive-in door and 5,500 square feet of executive offices.

Mark Baumhart of Arthur J. Rogers & Co. represented both Quality Screw & Nut and CenterPoint Properties in the transactions. Mallory Alexander International Logistics was represented by June Simonian and Tyler Palmer of Bradford Allen.

SHOWER DOOR MAKER BUYS PORTION OF BUILDING

UNIVERSITY PARK - Arizona Shower Doors, a manufacturer of custom shower doors, tub enclosures and wardrobe doors, has purchased a 24,000 square foot section of a 65,000 square foot industrial building located at 2601 Bond St., in the Governor's Gateway Industrial Park.

The space was sold by building owner Don Wilkins of Wilkins Produce Co., whose firm will continue to occupy space at this location. The shower door manufacturer, who is entering the Chicago market for the first time, has the option of expanding into another 16,000 square feet. The space will be used as a dealer showroom with a small manufacturing component.

The single-story, multi-tenant building built in 1973 is fully air-conditioned with 18-foot ceilings, six exterior loading docks, 60 surface parking spots and 1,060 square feet of office space.

Grubb & Ellis' Jeff Rosenbloom and Frank Melchert represented Arizona Shower Doors.

ZION BUILDING IS SOLD

A 12,000 square foot industrial building at 3100 20th Street, Zion, was recently sold for \$680,000 to Perfect Punch Manufacturing, which is moving there from Northbrook.

Nick Walby and Brian Bocci of Epic/Savage Realty Partners/TCN Worldwide represented Perfect Punch in the purchase of the property. The owner of the facility, Inland Real Estate was self-represented.

7 ACRES SOLD

MONTGOMERY - Yellow Freight Forwarding Co. bought a 7-acre land site for future expansion of their current operation. Richard G. Daly, principal of Darwin Realty & Development Corp., represented the buyer. Grant Glatly of CB Richard Ellis represented the seller, a private investor.

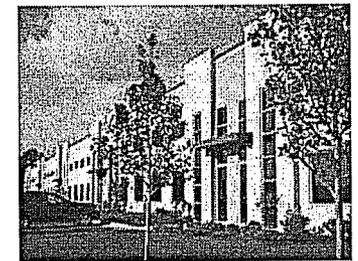
FLORIST BUYS BUILDING

MELROSE PARK - Relocating from River Grove, Quasthoff's Flowers bought a 10,434 square foot warehouse at 3078-80 Soffel Avenue.

The building is located within an industrial area and due to increased internet purchases and reduced need for "walk-ins," the facility satisfies Quasthoff's Flowers changing space needs — requiring less storefront and more warehouse space.

C.L. Botthof, executive vice president of NAI Hiffman's Industrial Brokerage Group, represented the buyer. Dan Brown of Brown Commercial represented the seller, a private investor.

INDUSTRIAL CONDOS SOLD AT NEW DEVELOPMENT



ELGIN - Arburg USA has purchased a 6,000 square foot office/warehouse condominium unit at WestPoint @ Elgin Corporate Center at 2585 Millenium Drive in Elgin. Arburg USA manufactures plastic injection molding machines and peripheral devices. John Joyce and Al Wahlig of Cushman & Wakefield represented Arburg USA in the transaction.

Aquarius Fluid Products Inc. has also purchased a 3,030 square foot office/warehouse condominium unit there. This company specializes in UL-listed and FM-approved fire pump systems.

Continued on page 13