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THURSDAY, JUNE 25, 2009

Clarius Partners announces 368,841-square-foot industrial development

by Illinois Real Estate Journal Reports
Chicago-> West Cook

Development firm Clarius Partners, LLC has announced the details of Clarius Park McCook, a new industrial business park located at 9200 W. 55th Street in McCook, Ill. The \$28 million development will consist of two Class-A industrial facilities totaling 368,841 square feet and situated on a 20-acre infill land site.

The development, located near the I-55 and I-294 interchange in Southwest Metropolitan Chicago, is designed to fill a growing demand for modern, upgraded space at affordable rates among industrial companies, particularly those in the food industry or those companies needing to be close to Chicago.

Clarius Partners is managing the development of the land site on behalf of an institutional capital partner and will break ground on the first building in mid-June with a scheduled completion at the end of the year.

Building #1 will be a 201,431-square-foot structure situated on a 9.4-acre land site. It will feature 30' clear ceiling height, 1,600-amp electrical service, an ESFR sprinkler system, T-5 fluorescent lighting, 50'x50' typical bay sizing and 60' speed bays. It will be divisible to +/- 40,000 square feet and designed for maximum flexibility.

Building #2 will be up to 167,500 square feet and situated on an adjacent 8.6-acre land site. Clarius Partners is marketing the Building #2 site on a build-to-suit basis, and construction will commence upon securing a tenant. Clarius Partners is also making significant improvements to the intersection of EMD Drive and 55th Street.

Clarius Park McCook is located in an Enterprise Zone, offering significant tax abatements and other incentives. McCook is also well-known for its success in attracting industrial companies and fostering commercial growth in general and has one of the lowest water and sewage costs in metropolitan Chicago.

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