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Midwest News

June 26, 2009

CLARIUS PARTNERS TO DEVELOP \$28 MILLION INDUSTRIAL PROJECT

MCCOOK, ILL. — Clarius Partners will break ground this month for Clarius Park McCook, a new industrial business park located at 9200 West 55th St. in McCook. The \$28 million project comprises two Class A industrial facilities totaling 368,841 square feet. Building 1 will contain 201,431 square feet on a 9.4-acre site. The building includes 30-foot clear ceilings, 50-foot by 50-foot bay sizing and 60-foot speed bays. The building will be divisible to approximately 40,000 square feet. There will also be a 146-foot truck court, 20 trailer parking spaces, 24 dock positions, 2 drive-in-doors and 254 automobile parking spaces. Building 2 will be up to 167,500 square feet and will be on an 8.6-acre property. The company is marketing Building 2 on a build-to-suit basis and construction will commence upon securing a tenant. Construction for Building 1 begins this month and the project is scheduled for completion by the end of the year.



The first building at Clarius Park McCook, a \$28 million industrial project located in McCook, Ill., will break ground this month.

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G&E | PACIFIC REALTY BROKERS TWO SALES TOTALING \$11.4 MILLION

OMAHA, NEB. — Omaha-based Grubb & Ellis | Pacific Realty has brokered two commercial sales in Omaha totaling \$11.4 million. In the first transaction, Jasper Stone Properties III LLC purchased Financial Plaza, an 85,653-square-foot office building located at 9410 W. Dodge Rd., from Financial Plaza II LLC. The building traded for \$8.3 million. Scott Heider, Edgar Fleming and Candice Bruns, all of Grubb & Ellis, represented the seller. In the second transaction, Mike and Anna Sortino purchased Crossroads Plaza, a 19,906-square-foot shopping center located at 7610 Dodge St., from Friedman Family LP. The center traded for \$3.1 million. Erik Wagner of Grubb & Ellis represented the buyer. Barry Zoob and Kyle Peterson, also of Grubb & Ellis, represented the seller. Grubb & Ellis will also be provided property management services for the center.



Financial Plaza is an 85,653-square-foot office building located in Omaha, Neb.

DARLAND SELECTED TO CONSTRUCT NEW SURGERY CENTER

OMAHA, NEB. — Darland Construction Co. has been selected to build a new 13,886-square-foot ambulatory surgery center. Bergan Mercy Surgery Center will be located within the new South Pavilion addition of Bergan Mercy Medical Center, which is located in Omaha. The surgery center will be built out while the building is still under construction. The project is a joint venture between Alegant Health and a physicians group represented by Health Inventures, LLC. The architect for the project is Boulder Associates Architects. The construction timetable was not released.

LEE REALTY PURCHASES MEDICAL OFFICE BUILDING

MILWAUKEE — Lee Realty & Development has purchased a 6,530-square-foot medical office building, located at 7100 West Capitol Dr. in Milwaukee from Marbe LLC. Pete Slezak of Colliers Barry represented the seller and Thai Lee of Moreways Realty represented the buyer in the transaction.

NORTHPOINT CAPITAL ARRANGES \$14.21 MILLION LOAN

DANVILLE, ILL. — NorthPoint Capital has arranged an approximately \$14.21 million loan for a 200,000-square-foot industrial building, located in Danville. The building was leased to Sygma Network, Inc., which has 14 years remaining on its primary lease. The loan carries a 14-year term with 14-year amortization schedule. The interest rate is in the mid-6 percent range and the loan-to-value ratio is 82 percent. The financing was placed