



FOR: Clarius Partners, LLC  
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**CLARIUS PARTNERS, LLC ANNOUNCES 46,784 SQUARE FOOT  
INDUSTRIAL LEASE IN McCOOK**

*Freeman Audio Visual Solutions, Inc. First Tenant in Developer's Newly Complete Industrial Speculative Facility*

CHICAGO – Development firm Clarius Partners, LLC is pleased to announce that Freeman Audio Visual Solutions, Inc. has signed a 46,784 square foot industrial lease within Clarius Park McCook located at 9200 W. 55<sup>th</sup> Street in McCook, Illinois. The \$28 million development will consist of two Class-A industrial facilities totaling 368,841 square feet and is situated on a 20-acre infill land site. Clarius Park McCook is one of the only Class-A, industrial speculative parks developed during 2009.

“We are thrilled, but not surprised, by Freeman’s choice of McCook to make such a significant investment. The world economy may have hit a speed bump, but you wouldn’t know it by the deals signed in McCook during the past eighteen months,” said Kevin Matzke, Managing Principal of Clarius Partners, LLC. “McCook offers the only modern, Class A business park environment along Interstate 55 in Cook County and savvy users know the value of this location.”

Freeman Audio Visual, a division of Dallas-based Freeman Company, specializes in large audio/visual installations for expositions, conventions, corporate events and exhibits. The firm selected Clarius Park McCook for its strategic location and Class-A amenities. The long-term lease considerations are in excess of \$3.5 million. Adam Stokes and Mark Barbato of Nicolson Porter & List represented Clarius Partners in the lease negotiations. Freeman Audio Visual was represented by Larry Much, Steve Connolly and Kelly Disser of NAI Hiffman.

Freeman Audio Visual will be located within recently complete Building #1 at Clarius Park McCook, a 201,311-square-foot facility situated on a 9.4-acre land site. The property features 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. The building is divisible to +/- 40,000 square feet and designed for maximum flexibility with its generous circulation, 146' truck courts, 20 trailer parking spaces, 24 dock positions, two drive-in-doors, and 254 automobile parking spaces. Building #2, a 168,000 square foot build-to-suit facility, is pad-ready and situated on an adjacent 8.6-acre land site.

Mayor Jeffrey R. Tobolski of the Village of McCook stated, "We are pleased to welcome Freeman Audio Visual as the newest member of our growing and prestigious business community. McCook offers all of the benefits of a business-friendly small town within minutes of one of the most populated cities in North America." He went on to add, "We have really enjoyed working with Clarius and Freeman, and we wish them both continued success at Clarius Park McCook."

Clarius Park McCook is located near the I-55 and I-294 interchange in McCook, Illinois in Southwestern Chicago. The development 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. The park is also located in an Enterprise Zone, offering significant tax abatements and other incentives. McCook is well-known for attracting industrial companies and fostering commercial growth in general and has one of the lowest water and sewage costs in metropolitan Chicago.

### **About Clarius Partners, LLC**

Clarius Partners, LLC is a commercial real estate investment and development management company headquartered in Chicago with over \$500 million and approximately 8 million square feet of land, office, and industrial development projects under management in Illinois, Pennsylvania, Arizona and California. Ware Malcomb is the architect for the business park, while FCL Builders will serve as the general contractor. SPACECO, Inc. will provide engineering services.

For more information regarding Clarius Partners, LLC, please visit [www.clariuspartners.com](http://www.clariuspartners.com).

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