



FOR: Clarius Partners, LLC
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FOR IMMEDIATE RELEASE:

**CLARIUS PARTNERS, LLC ANNOUNCES 368,841 SQUARE FOOT INDUSTRIAL DEVELOPMENT
IN MCCOOK, ILLINOIS**

\$28 Million Project to Capitalize on Industrial Demand in Southwest Metropolitan Chicago

CHICAGO, IL (June 1, 2009) – Development firm Clarius Partners, LLC announced today the details of Clarius Park McCook, a new industrial business park located at 9200 W. 55th Street in McCook, Illinois.

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.

“We wanted to unlock the value of what is one of the area’s last remaining infill land sites to give industrial companies that are currently in functionally obsolete facilities a long-term space alternative,” said Kevin D. Matzke, Managing Principal of Clarius Partners. “In response to today’s challenging economics, industrial companies are examining where they can cut costs, and relocating into more efficient space can generate these savings over the long-term.”

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. Divisible to +/- 40,000 square feet and designed for maximum flexibility, the building will be ideal for any light manufacturing, distribution, or warehousing companies, especially those



with operations in the food industry, with its generous circulation, 146' truck courts, 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 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.

“With its close proximity to Midway airport and the highway system, Clarius Park McCook will have state-of-the-art functionality and a highly efficient site plan,” said Adam Stokes, Principal, Nicolson Porter & List, Inc., who along with Mark Barbato, Principal, will provide brokerage services for the property. “The business park will be an ideal relocation option for Chicago-based companies looking for modern industrial space in a prime location.”

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.

Mayor Jeffrey R. Tobolski of the Village of McCook stated, “Clarius Partners and the rest of their development team have been exceptional to work with, and we are especially proud of the fact that they are adding such a high-profile and high-quality project to McCook’s growing industrial base.”

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.

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