

NAIOP Chicago
35th Annual Awards for Excellence Winner
Industrial Redevelopment of the Year
Mohawk Terrace

Developer: Prologis & ML Realty Partners

Square Footage: 1,300,000

A 68-acre residential subdivision consisting of 108 individually-owned single-family homes in Bensenville, was redeveloped into a state-of-the-art industrial park in the heart of the O'Hare submarket. Cawley Commercial's Andrew Maletich spearheaded the acquisition and closing of the homes on behalf of ML Realty Partners, while Prologis was represented by Eric Fischer and Steve Stone of Cushman & Wakefield. The developers separately constructed four buildings totaling nearly 1.3 million square feet. The brokers, developers and the Village of Bensenville worked closely to assure that the residents' needs were met before, during and after the transaction to create a win-win-win redevelopment project for all involved. The demolition of the homes began in mid-2021 and the last of the four pre-leased buildings will deliver in early 2023. The General Contractor is Krusinski Construction, the Civil Engineer is Kimley-Horn and the architects for the site are Harris Architects for ML Realty Partners and Powers Brown Architecture for Prologis.

