

ABOUT US

Press

Bliss, Gouverneur & Associates, Inc.

PR For Thought Leaders

FOR IMMEDIATE RELEASE

Media Inquiries:

Kim Ruchti, TCB Marketing Coordinator
708.633.6450 x158 / kruchti@tcbdesignbuild.com

Margy Sweeney, Bliss Gouverneur & Associates
312.252.7314 / margy@blisspr.com

TCB DEVELOPMENT ANNOUNCES NEW SPECULATIVE 575,000-SQUARE-FOOT DISTRIBUTION FACILITY IN UNIVERSITY PARK, ILL.

Also in University Park, TCB also closes sale of Continental Refrigerated Services Building and completes the construction of a 150,000-square-foot speculative building.

CHICAGO, Ill. (May 7, 2007) – Mark Vandenberg, president, TCB Development Company, has broken ground on a 575,024-square-foot speculative distribution center in University Park, Ill. Located on a 35-acre site at 5401 West University Parkway, this building will provide easy access to two I-57 interchanges, at Sauk Trail and Monee Manhattan Road. Precast erection is nearing completion and the building will be available for occupancy fourth quarter, 2007.

5401 West University Parkway, expandable to 1,000,000 square feet, will feature 32' clear heights, 66 exterior truck docks (expandable), 100 trailer positions (expandable), parking for 175 automobiles, a positive pressure heating system and an ESFR sprinkler system. The property is located in a Will County TIF district location, and offers low Will County taxes.

TCB Design Build is the design build contractor, and Grubb & Ellis's Randy Koch, Jack Cozzie, Jeff Rosenbloom and David Drew are the exclusive leasing agents for the site. LaSalle Bank is the lender for the development, and Harris Architects is the building architect for TCB Design/Build.

“TCB has a long history of successful speculative development in the south Chicago suburbs, and this project is indicative of our commitment to this area,” according to Randy Tieman, executive vice president of TCB Development, “University Park, in particular, offers corporate users direct access to both north-south and east-west regional, national and global distribution channels.”

TCB has successfully completed several recent real estate developments in University Park. In addition to 5401 University Parkway, the firm recently sold another speculative industrial facility, and completed the construction of yet another.

TCB Design Build, on behalf of TCB Development, has completed a 150,000-square-foot distribution center in the



8200 West 185th Street - Suite F, Tinley Park, IL 60487 • (708)633-6450 • www.tcbdevelopment.com

ABOUT US



Press

University Crossings business park, located at Cicero Avenue and Stuenkel Road. A lease has been signed for 25,000 square feet in the building, leaving 125,000 square feet available for the lease. Cushman & Wakefield's Sally Macoicz and Walter Murphy are the exclusive leasing agents for the building.

Additionally in University Park, Chicago investment firm Blue Vista Capital LLC has purchased 450 Central Ave., a freezer/cooler distribution center also in University Park from TCB. The two-year-old, 517,887-square-foot facility is fully leased to Continental Refrigerated Services LLC.

About TCB Development

TCB Development is an entrepreneurial commercial real estate developer based in suburban Chicago. The firm has developed more than ten million square feet of real estate, including four million currently under development. Offering more than 950 acres of land, TCB is currently developing retail, office, healthcare, industrial and select residential projects, both speculative and build-to-suit. Its business parks are located throughout the Chicago area and in select markets outside Illinois.

About TCB Design Build

TCB Design Build is an independently operated design build company specializing in third-party construction of commercial real estate projects including warehouse distribution centers, office buildings, retail centers, healthcare and industrial facilities.

###

