

# BREAKING NEWS

## LARGEST INDUSTRIAL USER SALE IN TWO YEARS

In the largest existing building user sale in Northeast Illinois and Southeast Wisconsin in over two years, Seda International Packaging Group purchased the 323,610-square-foot facility in Park 94 at Mt. Pleasant, Wisconsin, a HSA Commercial Real Estate development. Seda, one of the world's largest manufacturers of packaging for food industries, will open its North American manufacturing operations at 12501 Globe Drive, a 323,610-square-foot LEED Silver-certified warehouse and manufacturing building. The 84-acre multi-use business park is located ½ mile east of the full interchange at I-94 and Highway 20, and 12 miles north of the Illinois/Wisconsin border.



Representing HSA in the sale was the joint marketing team of David Bercu, SIOR; David Liebman, SIOR, JD, LEED, of Merit Partners; and Brendan Green, of Colliers International, with James Barry, III, JD, CCIM, and Kenneth Braden, CCIM, SIOR, of Cassidy Turley Barry. James Babiasz and Patrick Dederling of The Boerke Company represented Seda International Packaging Group.

Seda International Packaging Group selected Park 94 at Mt. Pleasant over sites in three states and Canada. The company projects it will make a \$76 million investment in local operations at the Park 94 location and create almost 200 jobs.

The transaction marks the largest LEED-certified industrial property sale in Wisconsin since 2008. The 323,610-square-foot building was the first purely speculative LEED industrial development in Southeast Wisconsin and is one of few LEED industrial properties in the Midwest.

Park 94 at Mt. Pleasant is a multi-use business park development of Chicago-based HSA Commercial, with the following features:

- Located in a tax-increment district (TID) and is part of a 950-acre development zone
- Will accommodate corporate, professional office, hotel, research, light-industrial, retail and restaurants
- Full interchange access at I-94 interchanges and State Highway 20
- Nearby corporate residents include Case New Holland, Diversey Inc. (formerly JohnsonDiversey Inc.), Putzmeister, S.C. Johnson & Son, Inc.



**For More Information Contact:**

David Liebman, SIOR, JD  
david.liebman@colliers.com  
Dir +1 847 698 8226  
Fax +1 847 698 8426

**MERIT PARTNERS**

4000 West Diversey Avenue  
Chicago, IL 60639

**COLLIERS INTERNATIONAL**

6250 N. River Road, Suite 11-100  
Rosemont, IL 60018