

**FOR IMMEDIATE RELEASE**

**OP2MIZE NEGOTIATES LARGEST INDUSTRIAL DEAL IN CHICAGO SINCE 2005**

(June 2, 2008) Northbrook, IL – Op2mize, LLC announced today that it has just negotiated the largest industrial user real estate transaction in the City of Chicago since 2005. The tenant, Assemblers, Inc., leased nearly 452,000 square feet of existing warehouse and assembly space at 2850 West Columbus Avenue, near Marquette Park, on the City’s Southwest side. The lease runs through 2020 and has a total value in excess of \$23 million although specific terms were not disclosed.

Assemblers had been leasing a smaller space at the property for a short time when the opportunity to expand substantially and lock-in over a long term became both operationally and economically attractive. Assemblers employs over 200 full-time workers and seasonally ramps up by several hundred more each year. “This is modern, well-built, suburban-style facility that keeps users such as Assemblers from having to move further out” noted Geoffrey Kasselmann, SIOR, Op2mize’s President, who represented Assemblers for the fifth time since 1999. “This is a major victory for the City of Chicago and those that live and work here” he said.

The property was built in 2001 on one of the primary ‘Silver Shovel’ dump sites, so this transaction validates the vision of a “phoenix rising from the ashes” for all involved, and helps close the book on one of the more infamous chapters in recent Chicago history.

Assemblers’ lease represents approximately 70% of the total building area which is 659,875 square feet. The building features 30’ ceilings, a modern ESFR sprinkler system, exterior docks, and energy-efficient lighting and heating systems. Other operating cost benefits for Assemblers include the property’s Class 6b status from the Cook County Assessor, and its location in an Enterprise Zone.

“We looked everywhere in the Chicagoland area, including Indiana, but at the end of the day this was the location and value proposition that made the most sense for Assemblers and our customers” said Joel Rosenbacher, Assemblers’ President. Assemblers, a privately-held firm headquartered here, has provided labor-intensive assembly, contract packaging, packing, and warehouse and distribution services for over 35 years.

The Landlord, Gateway Park, LLC, was represented by Trevor Ragsdale, SIOR, from The Staubach Company.

Ragsdale added “This was a complicated and challenging set of circumstances so we are pleased to have ultimately achieved a legitimate ‘win-win’ solution for everyone.”

According to Kasselmann, the last time an industrial user deal in Chicago exceeded the size of the Assemblers lease was in 2005 when Ribbon Webbing purchased a 584,295 square foot facility at 1155 North Cicero Avenue. Kasselmann observed “There simply aren’t many user deals like this being done in close proximity to the population density of the City, although we think there will be more of these types of ‘in-fill’ deals in the future as energy costs continue to increase and optimal overall operating efficiency drives more and more decisions.”

**About Op2mize:** Op2mize, LLC provides comprehensive transaction and advisory services to property owners and space users by combining traditional real estate fundamentals with ROI-driven building intelligence and sustainability best practices. Through this unprecedented bundle of service offerings Op2mize is consistently able to optimize client-centric value in conjunction with other measures of project success. For more information about the Op2mize platform of Sustainable Intelligence™, please visit us at [www.op2mize.com](http://www.op2mize.com).

**FOR MORE INFORMATION, PLEASE CONTACT:**

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