

FOR IMMEDIATE RELEASE

OP2MIZE NEGOTIATES LARGE LEASE RENEWAL IN JOLIET

(July 14, 2009) Northbrook, IL – Op2mize, LLC announced today that it has just negotiated a significant lease renewal at 3501 Corporate Drive in Joliet, Illinois totaling 177,820 square feet. The tenant, Ecolab, Inc., anchors the modern 408,394 square foot industrial facility which is located in the Southfield Business Park along I-80 and within one mile of I-55 in Will County. The terms of the lease are not available however the asking price for the building is \$2.95/SF Net.

Ecolab has been a tenant in the facility since 2004 and has a primary manufacturing facility located nearby. “Ecolab has been a valued tenant since before we acquired the asset, and we are pleased they will stay and continue to thrive in this location” noted Don Schoenheider, City Manager for Liberty Property Trust, the facilities owner and operator. “We have structured their lease with a great deal of flexibility which provides Ecolab with the operating variability they need” continued Schoenheider.

“Liberty is a noted long-term holder of such assets and as such, they can structure deals with optimal creativity based on their tenants’ needs, just as they have done for Ecolab and others” observed Geoffrey Kasselmann, SIOR, LEED AP, President of Op2mize, LLC, who serves as the exclusive listing broker for the property along with Daniel Dakhil from Op2mize.

The property remains at 70% occupied with a single unit of 124,552 square feet still available although Ecolab is already using some of that space on a short-term basis and has rights to subsequently expand into this area on a more permanent basis. With 30’ clear ceilings, an ESFR sprinkler system, exterior docks, wide bays, and a host of recent improvements, this pre-cast constructed property represents one of the best industrial property values in the southwest suburbs.

With sales of \$6 billion and more than 26,000 associates, Ecolab (NYSE: ECL) is the global leader in cleaning, sanitizing, food safety and infection prevention products and services, providing comprehensive programs and services to foodservice, food and beverage processing, healthcare, and hospitality markets in more than 160 countries. Ecolab was represented by Patrick Lederer, SIOR, from Korman Lederer Associates in conjunction with Ken Boyd from Jackson Cooksey.

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 www.op2mize.com.

FOR MORE INFORMATION, PLEASE CONTACT:

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