

FOR IMMEDIATE RELEASE:
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THE MISSNER GROUP IN FINAL STAGES OF \$8 MILLION BUILD-TO-SUIT IN NILES

(Skokie, Ill.) – The Missner Group is pleased to announce that the firm will be wrapping up an eight million dollar, 60,000 square foot build-to-suit within a month for Greenwood Associates, Inc., a national processor of fruit juice concentrates, essential oils and purees. Located at 6280 W. Howard Street in Niles, Illinois, the new facility for Greenwood Associates represents one of the most significant build-to-suits in the marketplace within the past year.

The Missner Group was contracted in the pre-construction phase of the project by Greenwood Associates to assist with the complexities of the site acquisition and development. The industrial concentrate processor recognized the need for the early involvement of a general contractor due to the extensive number of easements associated with the property. The Missner Group, led by Principal Barry Missner, orchestrated the successful resolution of seven easements, brought sewer and water infrastructure to the site, demolished an existing parking lot, and managed all of the zoning requirements.

“We spent more than a year preparing this land-locked site for construction,” said Missner. “It was a challenging undertaking that involved working with a number of governing agencies as well as private land-owners. Fortunately, by involving us early in the process we were able to expedite a strategy that resolved all of the outstanding issues and led to the efficient construction of a high-quality, state-of-the-art facility for Greenwood.”

Greenwood Associates required the new space in Niles for the blending and processing of food concentrates which are inventoried for distribution to manufacturers of salad dressings, fruit juices, alcoholic beverages, etc. The newly constructed 60,000 square foot operation included the construction of an onsite laboratory with microbiology and acid/PH testing capabilities to demonstrate food safety compliance; holding tank and blending tank rooms with concrete containment walls; and 3,000 Amp 480 Volt electrical service with a safety switch for temporary back-up power generation for critical systems.

“This project had to meet the U.S. Food & Drug Administration’s Hazard Analysis & Critical Control Points (HACCP) food safety management protocol as well as regulations required by other compliance agencies,” said Glen

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Missner, Principal of The Missner Group. “Our team, led by Vice President Jess Knigge, coordinated the communication among the multitude of auditors, engineers, designers, specialists, subcontractors as well as ownership representatives to ensure that the project met all of the necessary requirements and maximized the operating efficiencies of Greenwood Associates’ operations while remaining in budget.”

The new processing facility includes a box-in-a-box cooler and freezer, installed by The Missner Group, which feature metal insulated ceilings and walls, roof-mounted condensing units and ceiling-mounted evaporators, and floors constructed with an in-slab glycol heating system all of which ensure that the temperatures remain 35°F and -10°F respectively. The property also features multiple production areas constructed with insulated metal walls, food-grade drop ceilings with FRP panels, and ¼” epoxy, urethane flooring.

The build-to-suit for Greenwood Associates was a team effort with pre-construction services provided by Principal Barry Missner, and the design and construction led by Principal Glen Missner and Vice President Jess Knigge. Cornerstone Architects provided the architectural services for this project.

The Missner Group, headquartered in Skokie, Illinois, provides comprehensive and integrated real estate development and construction services throughout the Chicagoland and Midwestern markets. The firm, established in 1945, has completed more than \$800 million in construction projects, and has orchestrated the development of more than four million square feet of commercial and industrial real estate. For more information, please visit www.missnergroup.com.

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