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## **Meridian Design Build Completes Construction at Bluff Point III**

Meridian Design Build recently completed construction on the 506,800 Bluff Point III Distribution Facility, Land and Lakes Development Company's third project within Bluff Point Business Park located at the intersection of Joliet Road and Bluff Road in Romeoville, IL.

Land and Lakes Development Company has successfully constructed and leased in excess of 1 Million SF of space within the park since 2005. Bluff Point I was fully leased to the Wrigley Company in 2005 and Prairie Packaging (now owned by Pactiv Corporation) signed a lease for all of the Bluff Point II building in 2007. Jeff Kapcheck and Lynn Reich of Colliers Bennett & Kahnweiler are the leasing agents for Land and Lakes.

"Land and Lakes is committed to this submarket. We believe the location of Bluff Point III is superior," said Mary Margaret Cowhey, Chief Executive Officer of Land and Lakes Development Company. "Based upon our recent success of finding two Fortune 500 companies as single-user tenants for Bluff Point I and II, we remain optimistic for our new building, despite current market conditions."

The 30' clear cross-docked building is designed for multi-tenant occupancy with provisions for up to 168 exterior docks, four (4) drive-in-doors, and ample trailer parking. Several sustainable design initiatives were incorporated into the project including energy efficient T5 high bay lighting with motion sensors, and clerestory warehouse windows.

Harris Architects, Inc. and Jacob and Hefner Associates Inc provided architectural and civil engineering services respectively. Peter Stadler, Senior Vice President and Fred Jennings, General Superintendent, handled the project for Meridian Design Build.

Land and Lakes Development Co. specializes in the development of residential, commercial and industrial real estate properties. Their expertise lies in site selection, land purchase, negotiation of entitlements and annexation, site design, land improvements and the formation of associations to facilitate projects. They have the unique ability to provide a full circle of services from site selection through final development. More information can be found at [www.land-and-lakes.com](http://www.land-and-lakes.com).

Meridian Design Build offers full-service design/build and general contracting services to the industrial, office and commercial markets. Meridian offers a full range of construction services, including all phases of construction planning and management, from conceptual design and budgeting through project completion. More information on Meridian Design Build can be found at [www.meridiandb.com](http://www.meridiandb.com).