

*This past year has been active for HSA Commercial with exciting new projects involving our clients and partners. Here are the highlights from 2022.*



## Groundbreakings on 4 New Warehouses Along the I-94 Corridor in Illinois & Wisconsin

HSA Commercial's industrial division began construction on four speculative warehouses totaling 1.9 million square feet along the Interstate 94 corridor, between the Chicago and

Milwaukee metros. The properties include one in northern Illinois and three in southeast Wisconsin.

The I-94 corridor continued to see positive absorption in the third quarter, demonstrating the robust demand for modern warehouse space along this critical logistics artery, which has benefited from significant infrastructure investments in recent years. With these developments slated to deliver in Q2 and Q3 2023, we're fueling the pipeline of new, state-of-the-art facilities that are supporting continued business expansion in both states.

The new developments are as follows:

- Delany Commerce Center II — 2451 N. Delany Rd., Waukegan, IL:

*(I-94 CORRIDOR continued on [page 2](#))*

## OakView Business Park Expands With Two New Warehouses in Southeast Wisconsin

HSA Commercial also began construction on two new speculative industrial warehouses in the OakView Business Park totaling 286,054 square feet in Oak Creek, WI.

We are proud to be one of the most active industrial developers in southeast Wisconsin as we help meet consumer and business demand for timely last-mile delivery. All indicators show the Milwaukee regional submarket is still underserved despite record construction activity, so we anticipate leasing velocity for these new facilities to be strong, with many buildings filling up before even breaking ground.

The additions to the business park are:



- OakView II Industrial — 10551 S. Oakview Parkway: a 154,810-square-foot warehouse with 32-foot clear heights.
- 150 W. Oakview Industrial — 150 W. Oakview Parkway: at 131,244 square feet with 32-foot clear heights, this marks the third warehouse in OakView Business Park.

(I-94 CORRIDOR continued from [page 1](#))

Phase 2 of the Delany Commerce Center will be a 218,500-square-foot warehouse with immediate access to Interstate 94 and Highway 41. Construction began in October and is anticipated to be complete in July 2023.

The industrial building, which is located adjacent to Phase 1 of Delany Commerce Center, a 218,500-square-foot distribution facility HSA developed in 2014, will feature 36-foot clear heights, an ESFR sprinkler system, 28 truck docks, four drive-in doors, 130-foot truck court depth and parking for 300 cars. The building will be divisible to 55,000-square-foot suites.

- Park 94, Building IV — 975 Carrington Blvd., Mt. Pleasant, WI:

Construction began in October on the fourth warehouse at Park 94, a 184-acre Class A industrial park. HSA completed the first phase of the park in 2009, which helped spark development of the area as a logistics and manufacturing hub. Park 94 is already home to Seda International Packaging Group, InSinkErator, Ryder Last Mile Inc., and Typenex® Medical LLC, among others.

Scheduled to deliver in July 2023, Building IV will be 226,148 square feet and feature 36-foot clear heights, 52 truck docks, two drive-in doors, and parking for 37 trailers and 286 cars.

- Bristol Highlands Commerce Center West — 9414 136th Ave., Bristol, WI:

In early November, HSA broke ground on the first of three buildings in our new Bristol Highlands Commerce Center West project. At 550,647 square feet atop 82 acres, the park will total 1.3 million square feet upon full buildout and is located near our existing Bristol Highlands Commerce Center East development. Together, the two phases will total six buildings and 2.4 million square feet.

Scheduled for completion in third quarter 2023, Bristol

Highlands Commerce Center West will feature 40-foot clear heights, 79 truck docks, 4 drive-in doors, and parking for 106 trailers and 256 cars.

- Highland Commerce Center of Somers — 2655 113th Ave., Kenosha, WI:



Rendering of Highland Commerce Center of Somers

Lastly, HSA broke ground on one of Wisconsin's largest-ever speculative industrial buildings – Highland Commerce Center of Somers, a 918,844-square-foot distribution center located directly off I-94 at the Burlington Road interchange in Somers, WI.

Highland Commerce Center of Somers will offer state-of-the-art features that include 40-foot clear heights, 109 dock doors, 165 truck trailer parking stalls and 511 employee parking spaces. The building is expected to be complete in third-quarter 2023.

These projects represent continuations of successful HSA developments along the I-94 corridor, which has become an essential link in many supply chains. We are proud to be one of the most active industrial developers in the area as we help businesses across industries grow their operations throughout Illinois, Wisconsin and beyond.

## Froedtert Health & the Medical College of Wisconsin Health Network Open Community Hospital in Oak Creek

HSA PrimeCare partnered with The Froedtert & the Medical College of Wisconsin health network to open a new community hospital in Oak Creek, WI. The hospital expansion to the existing Froedtert & MCW Drexel Town Square Health Center provides high quality care in an inviting, streamlined setting close to home when sudden needs arise.

The micro community hospital offers easy, around-the-clock access to emergency and inpatient care in a highly efficient setting, near where people live. At approximately 17,000 square feet in size, the hospital has a seven-bed emergency department with eight inpatient beds for patients requiring additional care, observation and tests. The hospital, which also has laboratory, pharmacy and imaging services, is designed

*(FROEDTERT continued on [page 4](#))*

## Kuehne+Nagel USA Signs Two Significant Lease Renewals at Gateway Business Park in Indianapolis

HSA Commercial executed two industrial lease renewals totaling 115,395 square feet with Kuehne+Nagel USA in the Indianapolis market. Kuehne+Nagel is a Switzerland-based global transport and logistics company with nearly 1,300 sites in over 100 countries.

Kuehne+Nagel USA signed the renewal leases for space in two separate buildings in HSA Commercial's Gateway Business Park near the Indianapolis International Airport, where it has had a presence since 2004. They include a 59,895-square-foot lease at Gateway Industrial III, located at 1025 S. Columbia Road in Plainfield, IN. A second renewal was signed for 55,500 square feet of space at Gateway Industrial IV, located nearby at 3051 Midfield Court. That lease commenced in June 2022.

HSA continues to meet unprecedented demand for modern warehouse space in critical logistics hubs with easy access to roads, rails and runways. Due to current market dynamics, the centrally located Indianapolis market continues to be a hotspot where top-tier logistics firms want to locate so they can be a day's drive from nearly half of the U.S. population.

To date, HSA has completed seven buildings totaling approximately 900,000 square feet at the Gateway Business Park. All are fully leased and a seventh, a 278,000-square-foot warehouse known as Gateway VI, was constructed on a speculative basis and completed in March 2022.

Mark Witt of CBRE represented Kuehne+Nagel USA in both renewals. Ownership was represented by Terry Busch and Jared Scaringe, also of CBRE.

### Awards and Recognitions

*ALM | GlobeSt*  
2022 Industrial Influencers

*ALM | GlobeSt*  
2022 Healthcare Influencers

*Commercial Property Executive*  
2022 Top Commercial Property Owners

*RE Journals*  
2022 Midwest Best of Best  
Top Developer, Owner, Property Management

*(FROEDTERT continued from [page 3](#))*

to treat medical emergencies that require attention beyond a health center or urgent care clinic's capability. The hospital complements the current health care offerings provided at the adjacent health center which offers primary and specialty care, diagnostic services, cancer care, urgent care and wellness care through Small Stones.



This is the third community hospital to be added by Froedtert Health, according to Cathy Jacobson, president and chief executive officer of the network.

“Our continued investment in the community hospital model aligns with our commitment to provide access to academic medicine to the communities we serve and to deliver the right care in the right place at the right time. Along with our community hospitals in New Berlin and Pewaukee, our new community hospital in Oak Creek simplifies access for patients while providing the same level of care and reducing the need for patients to travel and therefore enabling us to care for more patients at our hospitals,” says Jacobson.

Medical College of Wisconsin emergency physicians as well as experienced registered nurses staff the community hospitals, which see dozens of patients per day and employ about 40 full-and-part-time staff at each hospital. As licensed, accredited acute-care hospitals, they are part of the Froedtert & MCW health network.

## **HSA PrimeCare Completes Expansion at The University of Chicago Cancer Center in New Lenox, IL**

HSA PrimeCare also completed a 5,168-square-foot expansion of The University of Chicago Medicine Comprehensive Cancer Center, located on the Silver Cross Hospital campus in New Lenox, IL.

UChicago Medicine was looking to expand its medical oncology program at their site on the Silver Cross Hospital Campus in New Lenox, IL. Meeting with HSA PrimeCare, the developer and owner of the cancer center building, UChicago Medicine outlined the growth requirements. The oncology program is located on the second floor of the cancer center. HSA PrimeCare evaluated an expansion to the existing building, and additionally presented a potential expansion into a neighboring building to be constructed as a bridge between the two buildings. Though complicated, the latter scenario proved to be more cost effective than an expansion of the existing building.

*(UC MEDICINE continued on [page 5](#))*

### **About HSA Commercial**

Founded in 1981, HSA is a privately held, full-service real estate development and investment firm headquartered in Chicago, Illinois. Our staff incorporates over 50 full-time professionals experienced in every aspect of the commercial real estate industry. With over 50 years of experience, HSA's principals have been involved in developments and acquisitions in excess of 100 million SF and \$6 billion of value with a current owned portfolio in excess of \$2.5 billion. HSA has deep and current experience in all aspects of build-to-suits for major corporations as well as a long track record of quality construction, management and ownership of commercial real estate assets.

(UC MEDICINE continued from [page 4](#))



Interior of UChicago Medicine Cancer Center Expansion

HSA PrimeCare is proud to collaborate with UChicago Medicine to expand healthcare services for cancer patients in the region. The expanded facility is yet another example of how academic medical centers are bringing specialty services such as cancer care into community health settings.

Developed in 2012 by HSA PrimeCare, the property is fully leased to Silver Cross Hospital and UChicago Medicine, whose

cancer center was the first modern oncology facility of its kind in Chicago's south suburbs. To serve a higher volume of patients, 11 exam rooms, five physician offices and two research offices were added, and one suite was built out to accommodate additional exam rooms and treatment areas.

HSA PrimeCare first began working with Silver Cross Hospital in 2008, when the hospital chose the firm to develop and manage a two-story, 53,000-square-foot medical office building primarily occupied by Lurie Children's Hospital of Chicago physician offices, Silver Cross Center for Women's Health and Hinsdale Orthopedics. HSA PrimeCare was selected to develop the cancer center in 2011 and a subsequent expansion in 2014. Later that year, HSA PrimeCare also developed Silver Cross' 30,000-square-foot business center to house offices, hospital support departments, EMS training and IT for the hospital.

## Meet Our Team Leaders

**Jack Shaffer**  
Chairman & Founder

**Christine Muszynski**  
President - Property Management

**Robert E. Smietana**  
Vice Chairman & Chief Executive Officer

**Eric Ogden**  
SVP - Acquisitions & Development

**Daniel Miranda**  
President

**Mark TeGrootenhuis, CCIM**  
EVP & Director of Development Services

**Jason Klein, CPA**  
SVP & Chief Financial Officer

**Josephine Thomas-Hoytt, SPHR, SHRM-SCP**  
SVP - HR, IT, Marketing & Administration

**Douglas Jones**  
SVP - Finance & Portfolio Management

**Tim Thompson, SIOR**  
EVP & Managing Director - Industrial Brokerage

**Wanda Melendez**  
Vice President - Accounting & Controller

**John Wilson**  
President - HSA PrimeCare