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PR For Thought Leaders

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ONE MILLION SQUARE FOOT MIDPOINT USA DISTRIBUTION CENTER BREAKS GROUND IN PORTAGE, INDIANA

TCB Development and Tobin Development announce a joint venture business park at the confluence of I-94, I-80 and I-90.

CHICAGO, Ill. (July 11, 2007) – Mark Vandenberg, president, TCB Development Company, announces that construction is underway for a 574,249 -square-foot speculative distribution center in Midpoint USA in Portage, Ind, that is expandable to more than one million square feet. Located on a 31-acre site in the Ameriplex at the Port business park at Highway 249 and I-94, this building will provide easy access to Chicago and major national trucking routes. The site represents an optimal logistics location at the apex of four expressways, I-80, I-90, I-94 and I-65. TCB Design Build has begun mass grading, and the building will be available for occupancy in the first quarter, 2008. TCB has partnered with Chicago-based Tobin Development on this project.

Midpoint USA is located in one of metropolitan Chicago's top business parks and is designed for manufacturing and distribution centers. The 31-acre site is expandable to 54 acres, and the flexible 574,249-square-foot building will be expandable to more than 1,000,000 square feet (divisible to 150,000 square feet). The building will feature 32' clear ceiling heights, 71 exterior truck docks that are expandable to 133, and 146 trailer positions. The property is located in Portage County and offers a 10-year tax abatement, along with significantly lower worker wages, worker compensation rates, unemployment insurance and electric rates through the NIPSCO Rider.

“The financial advantages of locating a regional distribution center in Northwest Indiana are compelling,” explains Kevin Tobin, president of Tobin Development, “Midpoint USA will provide corporations



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with access to markets throughout the country, benefiting from the recent multi-billion dollar upgrade and enlargement of the Borman and Kingery expressway infrastructure in the area.”

“Building speculatively along I-80 makes a lot of sense right now, as the economy shifts to accommodate offshoring and the use of inland ports for incoming container shipments,” according to Randy Tieman, executive vice president of TCB Development, “As a developer committed to the I-80 corridor, we believe strongly that Northwest Indiana has a role to play – particularly for corporations shipping a significant amount of good to the East and South.”

Workers Realty Trust II advised by Commonwealth Realty Advisors represented by David Lee is the financial equity partner for the development, and Associated Bank is the lender.

The Lee & Associate team of Justin Fierz and Brian Vanosky are the exclusive leasing agents for the site. Associated Bank is the lender for the development, and Commonwealth Realty Advisors, represented by David Lee, is the financial partner. Kwasek & Associates is the architectural firm for this project.

About TCB Development

TCB Development is an entrepreneurial commercial real estate developer based in suburban Chicago. The firm has developed nearly ten million square feet of real estate, including nearly four million currently under development. Offering more than 1,000 acres of land, TCB is currently developing retail, office, health care, industrial and select residential projects, both speculative and build-to-suit. Its business parks are located throughout the Chicago area and in select markets outside Illinois.

About Tobin Development

Tobin Development has ongoing industrial, office and retail real estate developments in Indiana, Florida and metropolitan Chicago.

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