



Providing to Tenants Specific Building Improvements NB Coatings

In 2016, NB Coatings was looking for an opportunity to develop a new facility in the Northwest Indiana submarket outside Chicago, Illinois. NB Coatings is headquartered in Lansing, IL and has four other facilities in Michigan, Ohio, Canada, and Mexico. The facility will consolidate three of NB Coating's facilities into one central distribution center for their line of automotive paints. NB Coatings serves OEM and tier suppliers around the globe and is the leader in paint-on-plastics for both domestic and transplant OEMs in North America.

Becknell Industrial won the business by demonstrating exceptional knowledge from developing buildings of similar product type for NB Coatings including BIOP's PPG Architectural Finishes in Alexander, Arkansas. NB Coatings is an automotive coatings and plastics parts supplier for the automotive industry. Becknell was able to provide NB Coatings with building improvements for high-hazard paint storage. Doing so, Becknell Industrial used the following for the building: foam sprinklers, snout containment which allows for any paint spills to be runoff to the detention pond, containment curbing to keep in spills from contaminating the grass surroundings, fire proof steel beams and fire proofing. One of the main drivers of the high level of hard costs for the project was the need for unique fire suppression and ventilation at the facility. Becknell Industrial was quickly able to design and quantify these unique tenant specifications. These installments allowed NB Coatings to consolidate some of their distribution and main manufacturing previously located in Lansing, IL to the new state-of-the-art building in Hobart, IN.

NB Coatings went through incentives process with multiple sites and chose to pursue Hobart due to a speedy delivery, known code requirements and competitive lease rate. NB Coating's 8.6 acres is on an established industrial area with strategic access to 4 major interstates and close proximity to one of the nation's largest airports, O'Hare International airport. The property is leased to NB Coatings, a tenant with strong credit, for 10 years. The development of the state-of-the-art facility is an asset to Becknell Industrial Operating Partnership's investment in existing land and continues the development of the Northwind Crossings Business Park. This facility features over 124,800 square feet with 14 docks and 2 drive in-doors.

