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FOR IMMEDIATE RELEASE:

PRINCIPLE CONSTRUCTION CORP. AND FIRST INDUSTRIAL REALTY TRUST HOLD RIBBON-CUTTING FOR 600,000 SQUARE FOOT BUILD-TO-SUIT FOR RUST-OLEUM IN KENOSHA

(Bannockburn, Illinois →) James A. Brucato and Mark E. Augustyn, owners of Principle Construction Corp., held a ribbon-cutting ceremony celebrating the completion of a 600,000 square foot built-to-suit facility for Rust-Oleum located at 8505 50th St. in Kenosha, Wisconsin. Principle was selected by developer First Industrial Realty Trust as the design / builder for the project.

Rust-Oleum Corporation's story origin can be traced back nearly a century ago to Captain Robert Fergusson who noticed that an accidental fish oil spill on the rusted metal deck of his boat stopped the spread of corrosion. This observation led him to create the world's first rust-preventative paint.

Today, the company, a subsidiary of RPM International Inc., is a worldwide leader in protective paints and coatings for both home and industry. It offers a wide product range including decorative fashion paints, durable industrial roof repair coatings and the rust-fighting formula that started it all.

Rust-Oleum initiated the project to consolidate its two existing warehouses, also in Kenosha County, and to provide for its future growth. Located in First Industrial's newest business park, First Park Kenosha, the build-to-suit project involved the transformation of a 70.5 acre site of part farmland and part abandoned and demolished industrial space into a 600,000 SF distribution/warehouse expandable to 850,000 SF.

"Principle construction did an outstanding job delivering on-time and on-budget a unique build-to-suit solution that exactly met Rust-Oleum's long-term needs while simultaneously retaining the value of the real estate," said Mike Powers of First Industrial Realty Trust. "It was a win-win result across the board."

One unique aspect of the project was the client's requirement to use Rust-Oleum products along with those of its partner firms including Zinsser, Euclid, Carboline and Tremco. Floor joints were filled with Euclid EUCCO Quikjoint 200 while Euclid Surfhard was used as the concrete hardener. All exterior precast panels and interior office



walls were painted with Zinsser Paints while Tremco Caulk was used throughout the building. Carboline products were used for fireproofing.

“Amazingly, the project was completed almost two weeks ahead of schedule despite many weather challenges including high winds and excessive rains that reached state-of-emergency levels due to flooding,” said Alex Olen, Project Manager for Principle Construction Corp. “This is a testament to Principle’s ability to proactively manage complex, multi-tiered projects.”

By working with Principle Construction and First Industrial, Rust-Oleum benefited from an upgraded facility with a lower lease rate and gained a distribution center that will enable it to close two outmoded facilities. Rust-Oleum immediately increased its capacity by 40 percent and can now provide even faster, more efficient delivery of its famous paints to retailers nationwide.

From the initial concept of this project, it was clear that this building would need to exceed industry standard criteria. Principle Construction overcame many design and code obstacles to build a flexible distribution center for Rust-Oleum. Some of the building features include: 9,000 SF of office build out, perimeter security fencing, 62 truck docks with power dock locks, 2 drive in doors, 7” cast-in-place concrete floor slab, 305 tons of structural steel, 1,109 tons of joists and girders, 1,600 Amps of power with distribution to accommodate 40 fork truck chargers, T5 fluorescent lighting with motion sensors, a fire suppression system providing pressure of 3 times the required standard of ESFR and a volume almost twice that. The sprinkler system is also pre-primed with a FIRE ADE 200 solution containing AFFF and has 100 % redundant power sources from a 3000 GPM electrical fire pump and a 3000 GPM back-up diesel fire pump, with pressurized underground fire protection loop and dual lead-ins at every riser location.

Alex Olen of Principle Construction Corp. was the Project Manager on this project and Heitman Architects were chosen to provide architectural services to design the new building.

Principle Construction Corp. is a leading design/build general contracting firm that has been serving the Chicago Metro, Southern Wisconsin and Northwest Indiana industrial markets since 1999. Specializing in the design and construction of manufacturing, warehouse and distribution, office, laboratory and food processing facilities, Principle has built a solid reputation for providing unsurpassed service to its clients and the ability to successfully complete even the most complex projects. Additionally, Principle has extensive expertise in expansions and additions,



tenant improvements, site evaluation, due diligence and value engineering. Leading industry publications and professionals continually recognize Principle Construction as one of the field's best and most prestigious design build firms. Visit www.pccdb.com for more information.”

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