



Mary Kay Inc.

When one of the world's most admired cosmetics companies needed a distribution center to accommodate growth, it sought a facility whose aesthetics and build-quality were consistent with its world-class image.

The Challenge

In summer 2005, Dallas-based Mary Kay Inc. turned to First Industrial Realty Trust to help them build a 135,000 sf. distribution center that, in addition to serving the product needs of more than 159,000 Mary Kay Independent Beauty Consultants throughout the Midwest, would reflect the unique look and spirit of one of the industry's most recognizable brands.

Our Approach

The First Industrial team, which in 2003 developed a distribution center for Mary Kay on the East Coast, spared no effort creating this new showcase facility. Located in one of the premier mixed-use business parks in the Chicago area, the one-of-a-kind structure promises to be as distinctive as the company's storied pink Cadillacs.

With its graceful curvilinear facade of glass and pre-cast concrete — done in signature Mary Kay pink — the exterior is sure to be a show stopper. The interior, fully air conditioned, with premium office space and quality finishes throughout, includes a state-of-the-art material handling system that adds real brains to this beauty.

The Outcome

Part of a companywide expansion, Mary Kay's new distribution center increases capacity in the Midwest by one third and provides an option to expand the facility an additional 35,000 sf. — ensuring Mary Kay's distribution function, and its image, stays in the pink.

Development

Acquisition
Multi-Market
Sale Leaseback



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