



Tobin Development Corporation

Inside Indiana Business

February 17, 2010

BP to Lease Midpoint USA Building

As part of the Whiting Refinery Modernization Project, BP Products North America Inc. has decided to lease what developers call the largest speculative industrial building in northwest Indiana. The nearly 575,000 square foot Midpoint USA building is part of the Ameriplex at the Port complex in Portage.



Portage, IN—TCB Development/Tobin Development, Lee & Associates of Illinois LLC, and New Vista Investment Group, LLC on behalf of Workers Realty Trust II are pleased to

announce the lease of the 574,249 square foot Midpoint USA (6515 Ameriplex Drive, Portage, IN) in the Ameriplex at the Port complex. The tenant is BP Products North America, Inc. as part of the Whiting Refinery Modernization Project.

Midpoint USA is the largest speculative industrial building developed in Northwest Indiana and represents a multi-million dollar investment. Midpoint USA sits on 31 acres with an adjacent 23 acres for anticipated growth.

“We saw opportunity in Northwest Indiana. Northwest Indiana has a business friendly environment and logistic advantages superior to Northeast Will County, Illinois. We capitalized on these positives with a state of the art speculative building. And had several interested prospects,” said Midpoint developer, Kevin Tobin, Principal of Tobin **Development**. “Great regional partners like the Northwest Indiana Forum, the City of Portage, NIPSCO and the IEDC [Indiana Economic Development Corporation] made this development a success and a win for all parties.”

“Midpoint USA sits at the apex of three states and four expressways. Combined with Northwest Indiana’s lower labor rates, workers compensation, employer insurance rates, and significantly lower costs of doing business, what’s not to like,” said Brian Tader, Real Estate Director, TCB Development.

BP recognized the benefits of the facility only minutes away from the refinery. Tom Keilman, BP Director of Public Affairs noted, “Midpoint provides all the conveniences we were looking for including its ideal location, size, and immediate access to the major transportation routes.”

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Brian Vanosky and Justin Fierz, both Principals of Lee & Associates of Illinois, LLC represented TCB Development/Tobin Development. Jen Wrinkle of Jones Lang LaSalle represented BP.

About BP

BP is one of the world's largest oil and gas companies, serving millions of customers every day in more than 90 countries. BP's business segments are Exploration & Production and Refining & Marketing. It also has a low carbon business in BP Alternative Energy with wind, solar, biofuels and low carbon power/carbon capture projects. Through these activities, BP provides fuel for transportation; energy for heat and light; services for motorists; and petrochemicals products for plastics, textiles and food packaging.

About Tobin Development

Tobin Development specializes in multi-market industrial, office and single tenant net lease retail development with ongoing projects and developments in Illinois, Indiana, Iowa, and Florida. They provide clients with tenant representation, acquisition, disposition and development services.

About TCB Development

As an experienced real estate developer, owner, manager and design builder, TCB delivers high quality retail, office, industrial, health care and residential developments designed to enhance business performance.

About Lee & Associates

Celebrating 30 years of leadership excellence in commercial real estate, Lee & Associates is the largest broker-owned firm in the nation, with 39 locations across the nation. With a roster of more than 600 expert brokers, Lee & Associates provides a wide range of specialized commercial real estate services.

About New Vista Investment Group, LLC

New Vista Investment Group, LLC in a SEC registered investment adviser formed in 2009.

About Northwest Indiana Forum

The Northwest Indiana Forum is the regional voice for the business community and a significant catalyst for initiatives that promote economic development and create and retain quality jobs in Lake, Porter, LaPorte and Starke Counties. Funded by membership contributions and grants, membership translates into a direct investment in the region. Its corporate members represent more than \$40 Billion in commerce in Northwest Indiana.