



HUNTLEY, IL

- Outside of Amazon, considered the largest recent BTS in McHenry County.
- ICG was Engaged by our long term national transportation client to locate for suitable sites through-out various Chicagoland industrial corridors.
- ICG located a below market land deal while assembling, qualifying and managing the design-build, engineering, architect and zoning teams to achieve rare heavy industrial zoning suitable for a terminal, trailer stalls and repairs.



MONTGOMERY, IL

- ICG was engaged to locate a rare terminal zoned site for Translines. ICG subsequently located a viable option resulting in below market pricing, zoning approvals, & seven figure+ incentive packages after working collectively with the zoning and consulting teams.
- ICG was subsequently hired to sell the site with significant value-added zoning, incentives and design packages. Through our marketing efforts, ICG worked collectively with R&L Carriers to obtain further approvals for a trailer storage yard to expand a nearby terminal.



HODGKINS, IL

- ICG was engaged to identify suitable transportation tenants and buyers for a recently vacated terminal facility.
- Through strategic marketing efforts, ICG located 2 direct tenants to fill the building within 45 days of landlord's engagement, thus saving LL significant costs on fees.
- ICG obtained over 6 LOIs from tenants and buyers simultaneously while creating a bidding war for the owner to then choose the preferred direction.



BATAVIA, IL

- ICG was engaged to locate suitable facilities within the Southern Fox Valley market.
- After an elongated search of off-market and market options within a highly specific geographic area, ICG located a turnkey option and rare zoning for Pace Bus to accommodate fleet repair and parking for its large fleet over 7+ acres.



ELK GROVE VILLAGE, IL

- After years of other brokers and searching on their own, our long term transportation client engaged ICG to locate suitable expansion options to accommodate their significant growth.
- The O'Hare airport market, one of the largest industrial markets in the US, was key for their labor force and customer base. ICG identified and negotiated a long term and immediate lease at the 800 Dierking facility, which would allow them to expand and consolidate on one site without satellite yards.



CHICAGO, IL

- ICG was engaged to qualify suitable sites throughout the I-80, and I-55 corridors as well as the City of Chicago.
- ICG negotiated a long term below market lease transaction and a turnkey situation for the client.
- ICG negotiated a large tax incentive contingent transaction for the client amounting to millions of dollars in savings over the lease.

HOW CAN OUR TEAM HELP YOURS'?

Michael Hawryluk
Managing Principal - 24 yrs

Michael Piscoran
Senior Vice President, SIOR - 38 yrs

Robb Russell
Senior Vice President - 25 yrs

Edgar Levin
Senior Vice President - 40 yrs

Thomas Turk
Senior Vice President - 40 yrs

Mary Werge
Administrative Manager - 5 yrs

April Dippy
Marketing & Design Manager - 5 yrs

