

# the link

## The Modal Group

Real Estate Advisors  
Dedicated to Users

July 2012

Is this Heaven?  
Poll  
Bricks & Dirt



### Is this Heaven?



#### MARKET CONDITIONS ARE FULLY IN FAVOR OF THE TENANTS:

1. Upgrade your facility to a state-of-the art facility for less than you are paying now.
2. Renew your lease at a reduced rate, and other incentives.
3. More free rent than ever.
4. Government incentives for high employee count operations.

#### GOOD DEALS TO CONSIDER

1. **JOLIET, IL**  
120,000 SF, expandable to 230,000 SF  
30' clear  
10 docks  
Minutes from I-80  
7 miles from UP and BNSF intermodal ramps
2. **BOLINGBROOK, IL**  
New 20 Acre land site; build-to-suit for sale or lease.
3. **BOLINGBROOK, IL**  
New 30,000 SF sublease, perfect for dead storage or additional warehouse space.

#### CONTACT

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Chicago, IL 60607  
**773.260.0200**

Illinois Licensed Real Estate Broker  
2010, 2011 Industrial Transaction of the Year nominee



### ABOUT US

#### WE HELP YOU FIND:

- DISTRIBUTION CENTERS
- WAREHOUSE SPACE
- REGIONAL OFFICE & FLEX SPACE
- CONTAINER YARDS
- CORPORATE HEADQUARTERS

#### SERVICES WE OFFER:

- SITE SELECTION
- LEASE RENEWALS
- GOVERNMENT INCENTIVES

### UPCOMING EVENTS

#### MARS Conference

JUL 8-9 Lake Geneva, WI

[www.railshippers.com](http://www.railshippers.com)

#### CSCMP Chicago Roundtable

AUG 9 Summer Soiree  
Chicago, IL

[www.cscmpchicago.org](http://www.cscmpchicago.org)

### POLL

Planning to take a summer vacation?

[Yes](#) [No](#)

### BRICKS & DIRT EDITORIAL

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