



# BUILDING G

**1,124,982 SF AVAILABLE  
(DIVISIBLE TO 200,000 SF)**

325 State Route 31 / Montgomery, Illinois

REICH  BROTHERS

**CBRE**



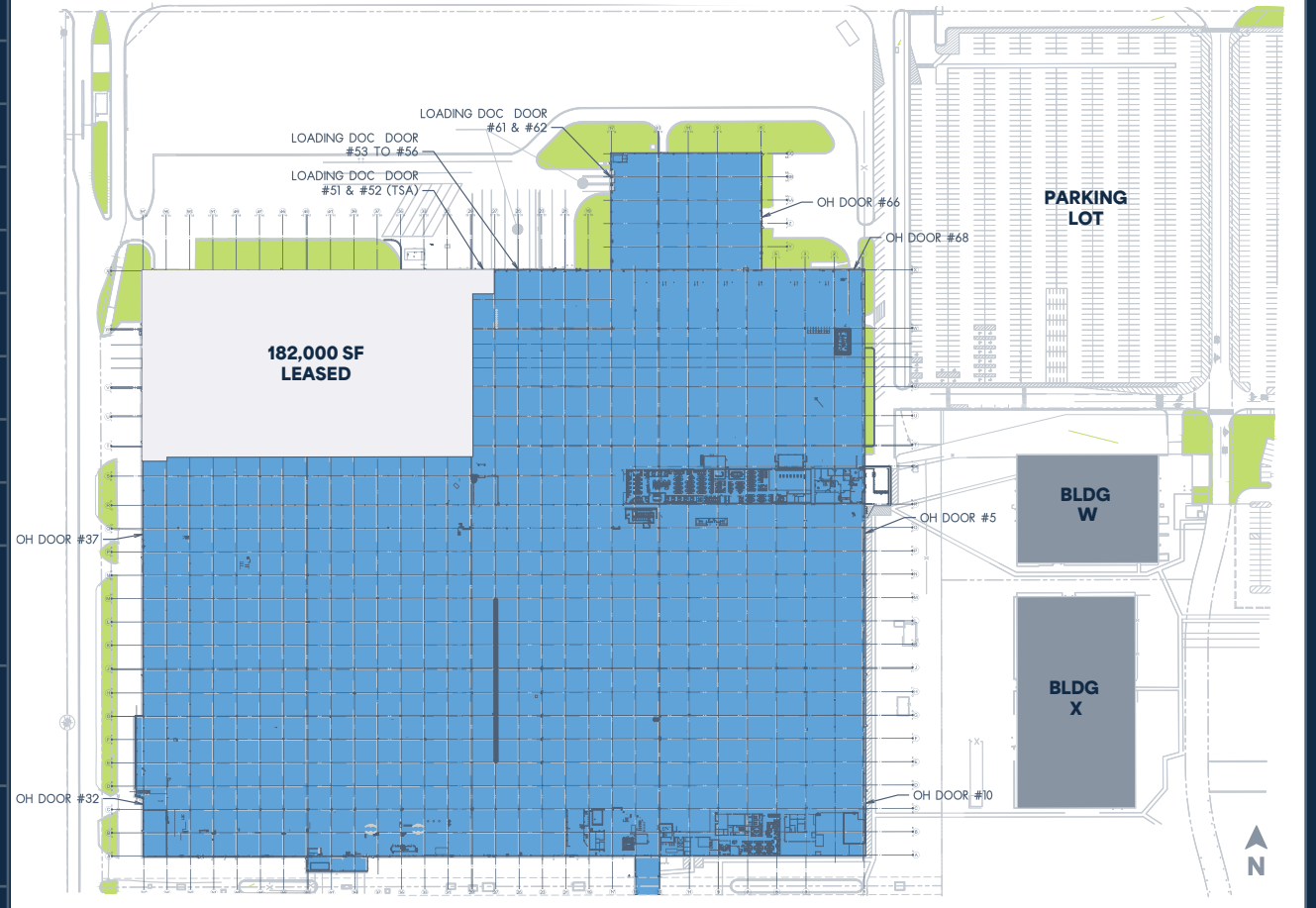
VIEW PARK BROCHURE

# BUILDING G

**1,124,982 SF**  
(DIVISIBLE TO 200,000 SF)



Office Size	To suit	
Clear Height	24' - 32'	
Dock Doors	9 exterior (expandable)	
Drive-in Doors	19 (expandable)	
Column Spacing	40' X 40'	
Car Parking	Negotiable	
Trailer Parking	Negotiable	
Power	12,000A/ 20MW	
Cranes	±75 (2,000lb - 25,000 lb)	
Operating Expenses	CAM	\$0.74
	RET	\$0.39
	INS	\$0.21
Floor Thickness	12" concrete or 8" subfloor with 3" wood block	
Asking Lease Rate	Subject to Offer	



VIEW SPACE PHOTOS & VIDEO

# GREATER CHICAGOLAND ACCESS



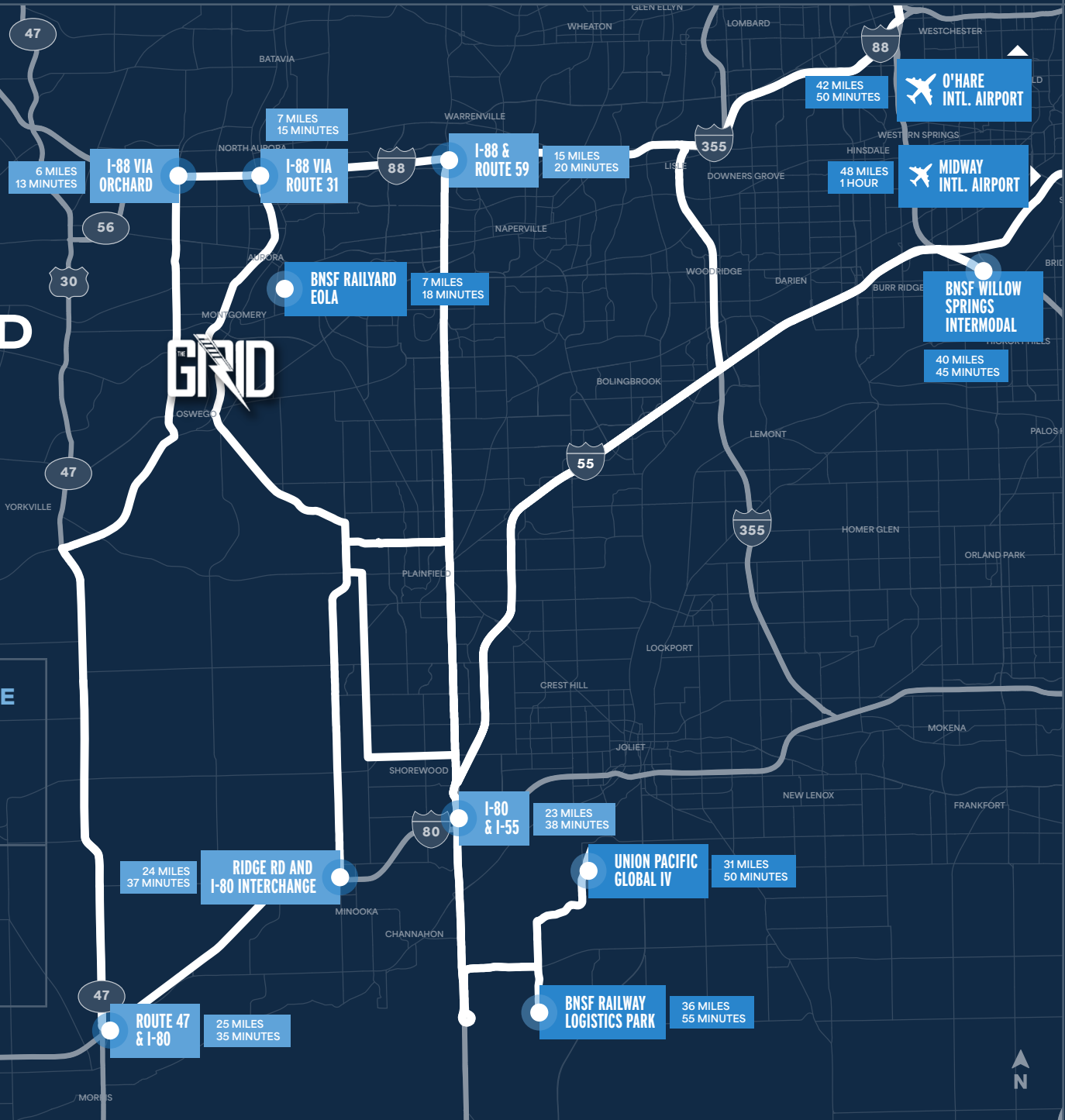
## MAJOR INTERSTATE ACCESS

- + <6 mile drive
- + Immediate access to Greater Chicagoland area



## INTERNATIONAL AIRPORT ACCESS

- + 50 minute drive to O'Hare
- + 1 hour to Midway





**1,124,982 SF FOR LEASE**

325 State Route 31 / Montgomery, Illinois



**KEVIN SEGERSON**

*Executive Vice President*

+1 847 890 0614  
kevin.segerson@cbre.com

**JD SAPORTA**

*Transaction Manager*

+1 312 504 3654  
jd.saporta@cbre.com

**GENNA OHRN**

*Transaction Manager*

+1 708 415 5350  
genna.ohrn@cbre.com



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio\_September2024

**REICH  BROTHERS**

**CBRE**