



H
1,008,095 SF

G
1,124,982 SF

PREMIER INTERMODAL INDUSTRIAL PARK

**2,000,000+ SF AVAILABLE
(DIVISIBLE TO 200,000 SF)**

325 State Route 31 / Montgomery, Illinois

REICH  BROTHERS

CBRE



G 1,124,982 SF
 (BUILDINGS DIVISIBLE TO 200,000 SF)

H 1,008,095 SF

HEAVY INFRASTRUCTURE
 Floor loads, gas, air, steam and water
Power service:
 + Up to 12,000a available immediately
 + Ability to bring in 300 MW
 + On-site substations

RAIL SERVED (BNSF)
 + Two existing rail spurs on site with 6,000+ annual rail car capacity
 + Landlord owns all on-site tracks with the ability to activate multiple spurs

COMPETITIVE OPEX
RET \$0.39 PSF / **CAM** \$0.74 PSF
INS \$0.21 PSF

PARKING
 Heavy trailer + car parking:
 + Negotiable trailer parking stalls
 + 3,500+ car parking capacity

CRANES
 Existing infrastructure throughout building G

EXPANSION LAND AVAILABLE
 + Heavy trailer parking
 + Outdoor storage
 + Build-to-suit potential

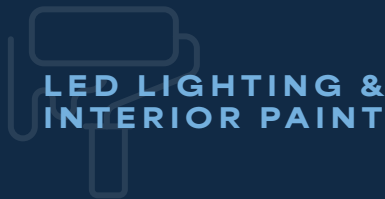
FLEXIBLE ZONING
 M-2 heavy industrial zoning

SUBDIVISION/ INDIVIDUAL PLATS
 (AVAILABLE UPON REQUEST)

ON-SITE WATER RESERVOIR
 + 300,000 gallon water tower with waste water pretreatment facility
 + Three deep wells

VIEW CONCEPT RENDERING

\$50M INVESTED IN SIGNIFICANT CAMPUS INFRASTRUCTURE IMPROVEMENTS



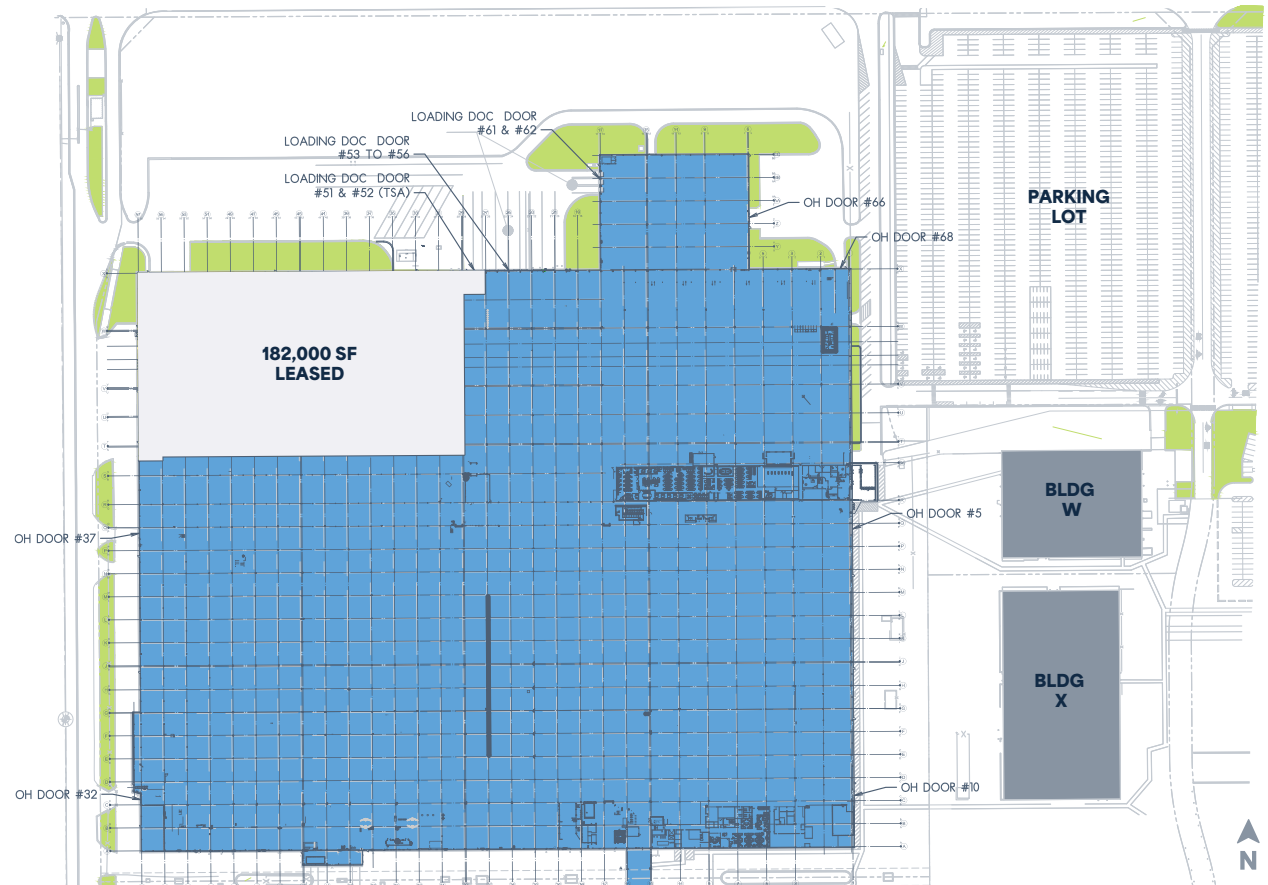
VIEW IMPROVEMENTS

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
Floor Thickness	12" concrete or 8" subfloor with 3" wood block
Asking Lease Rate	Subject to offer

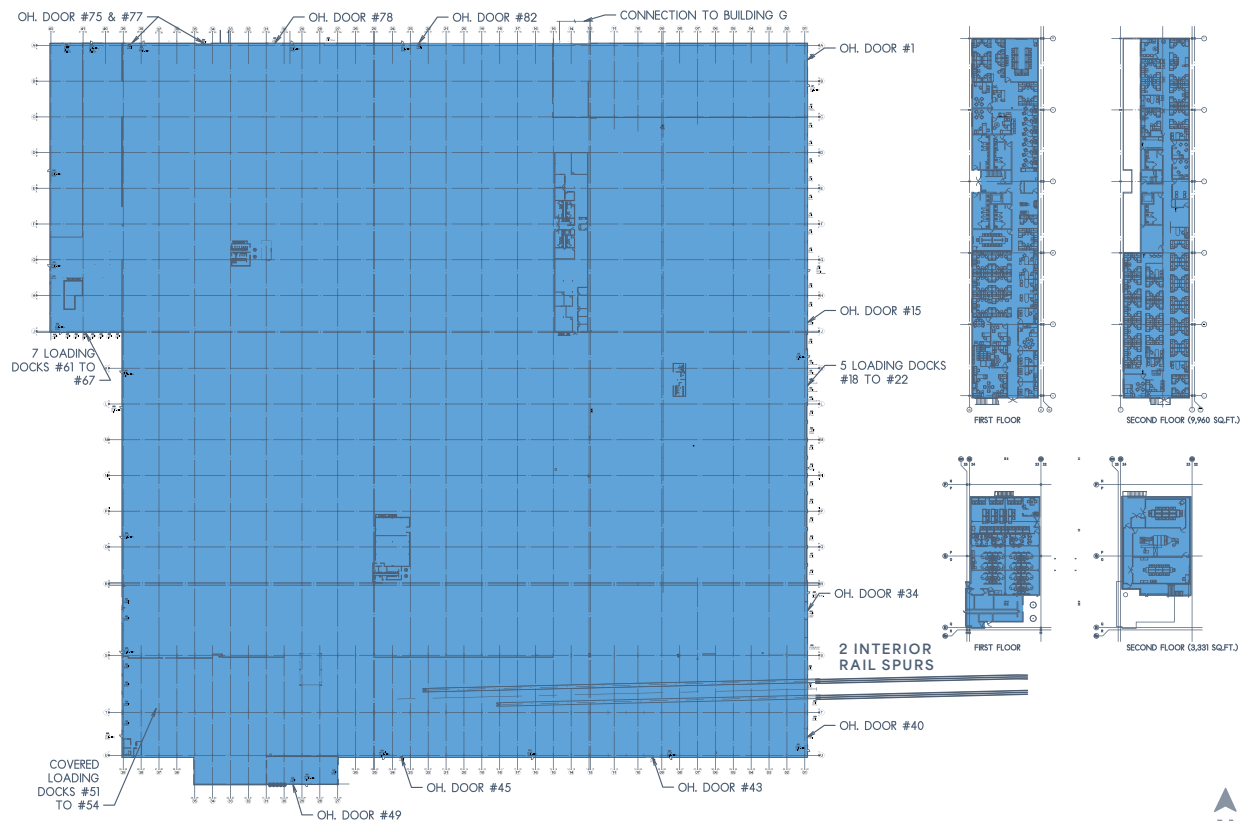


BUILDING H

1,008,095 SF
(DIVISIBLE TO 200,000 SF)



Office Size	To suit
Clear Height	24'–38'
Dock Doors	16 exterior (expandable)
Drive-in Doors	20 (expandable)
Column Spacing	25' X 80'
Car Parking	Negotiable
Trailer Parking	Negotiable
Rail Access	Two existing interior spurs at south end of building
Asking Lease Rate	Subject to offer



UNBEATABLE REGIONAL ACCESS



BNSF

- + Under hook & over rail
- + 5.1 miles to Eola Yard
- + <40 minutes to Willows Springs Intermodal
- + <36 minutes to Railway Logistics Park

BJRY

- + Short line switching on-site

**REACHING
25% OF
THE U.S.
POPULATION
WITHIN
ONE-DAY
DELIVERY**



DRIVE TIMES

- < 2 hrs
- 2-5 hrs
- 5-11 hrs

RAIL ACCESS

- Intermodal location
- Freight Rail Network

GREATER CHICAGOLAND ACCESS



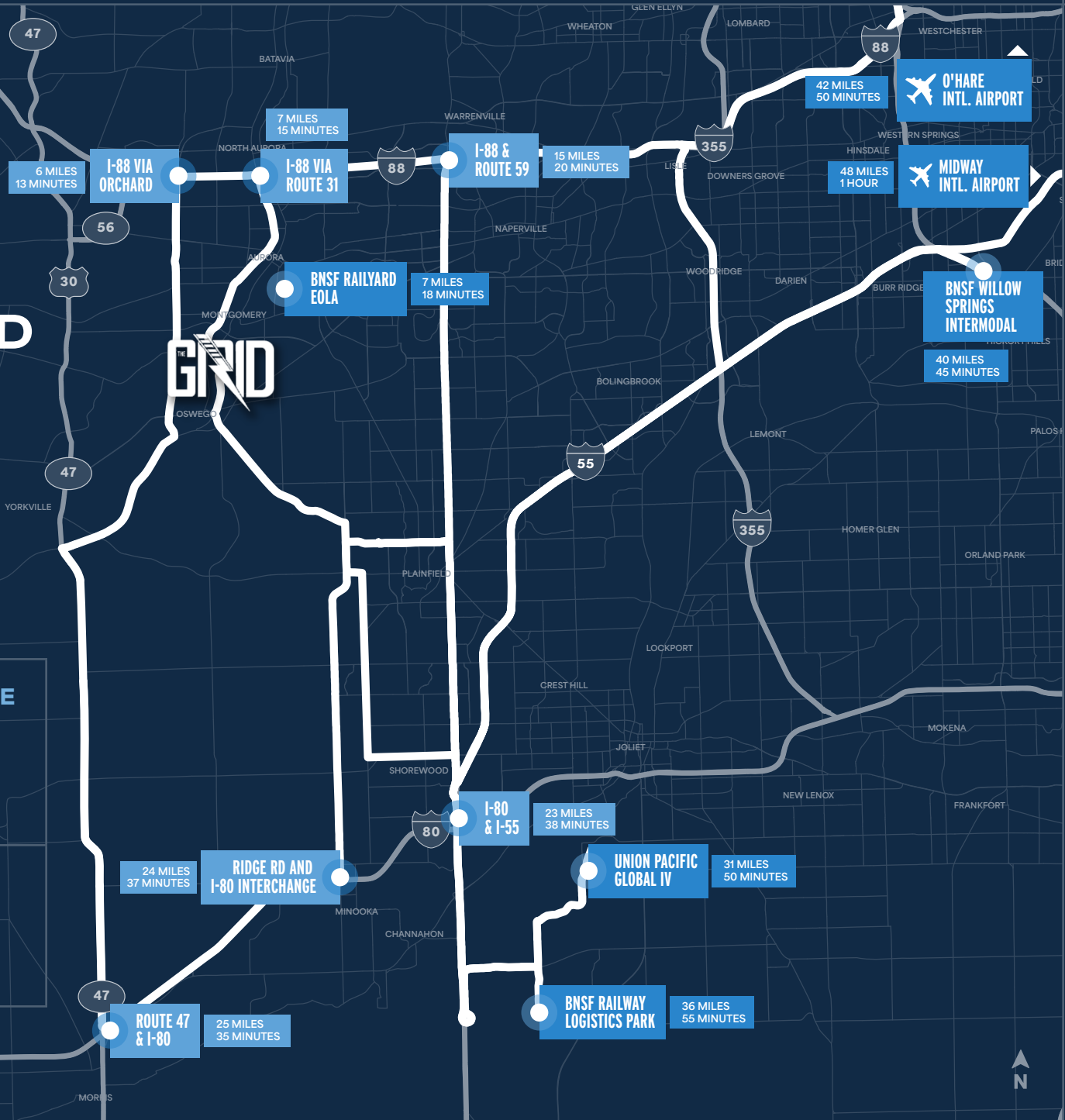
MAJOR INTERSTATE ACCESS

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



INTERNATIONAL AIRPORT ACCESS

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



2,000,000+ SF FOR LEASE
325 State Route 31 / Montgomery, Illinois



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