



H
1,008,095 SF

G
1,074,982 SF

PREMIER INTERMODAL INDUSTRIAL PARK

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

325 State Route 31 / Montgomery, Illinois

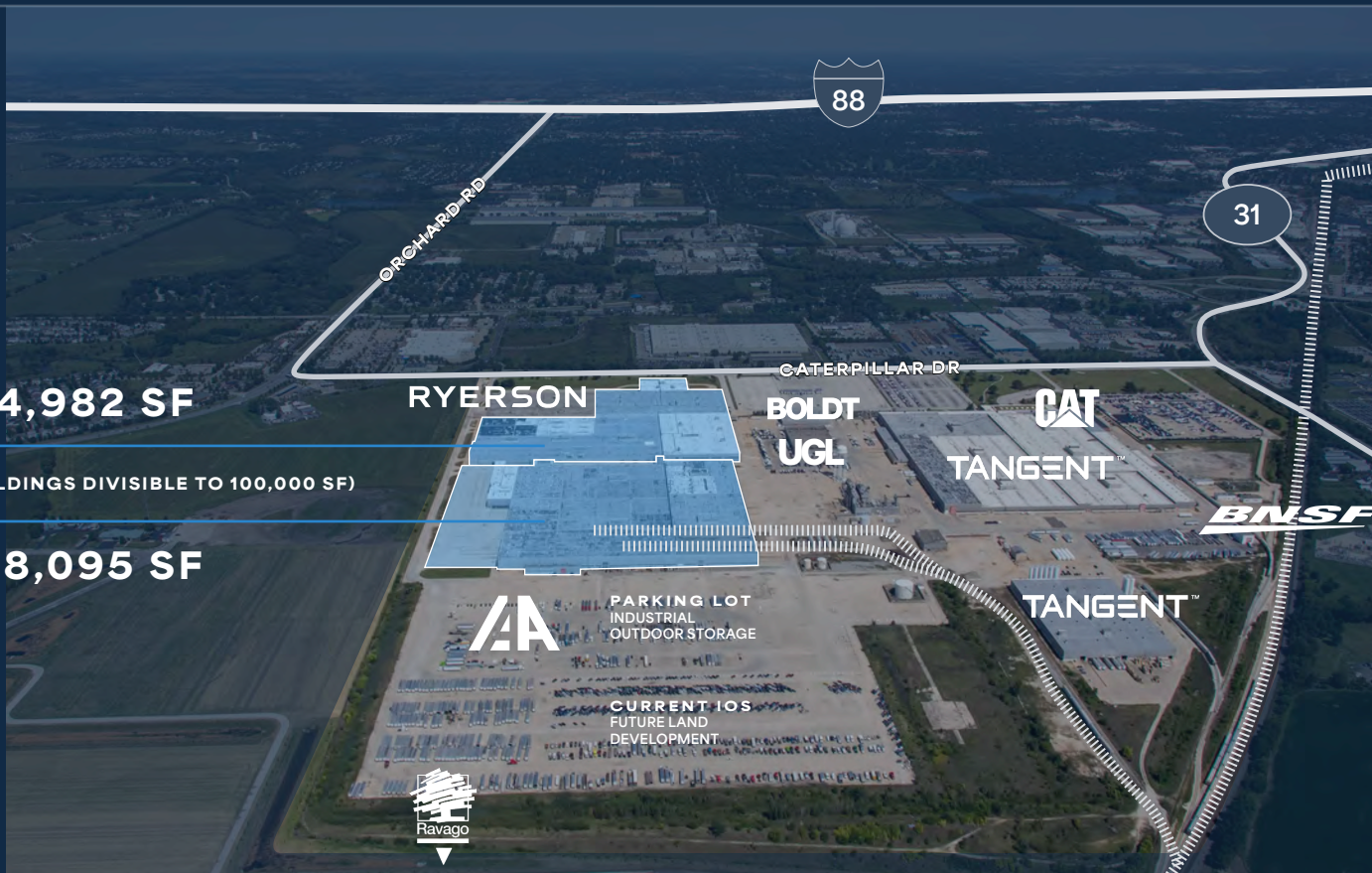
REICH  BROTHERS

CBRE

G 1,074,982 SF

(BUILDINGS DIVISIBLE TO 100,000 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



NEW BNSF RAIL
SPUR AND TRACK
WITH 6,000 ANNUAL
CAR CAPACITY



NEW ROOF
SYSTEMS



SPRINKLER
UPGRADES



NEW OFFICE
BUILD-OUTS



LED LIGHTING &
INTERIOR PAINT



FLOOR SLAB
REPLACEMENTS



[VIEW IMPROVEMENTS](#)

BUILDING G

1,074,982 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 |



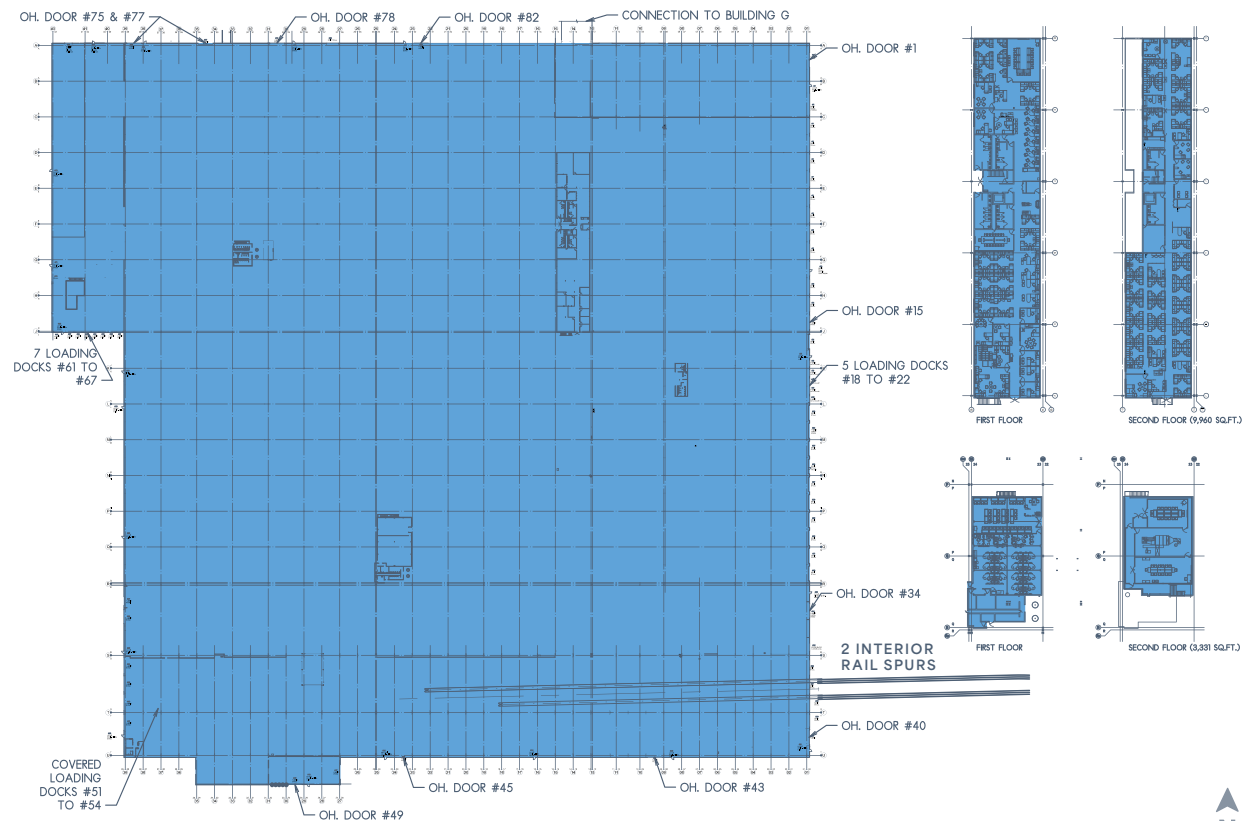
VIEW SPACE PHOTOS

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 |



VIEW SPACE PHOTOS

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**



GREATER CHICAGOLAND ACCESS



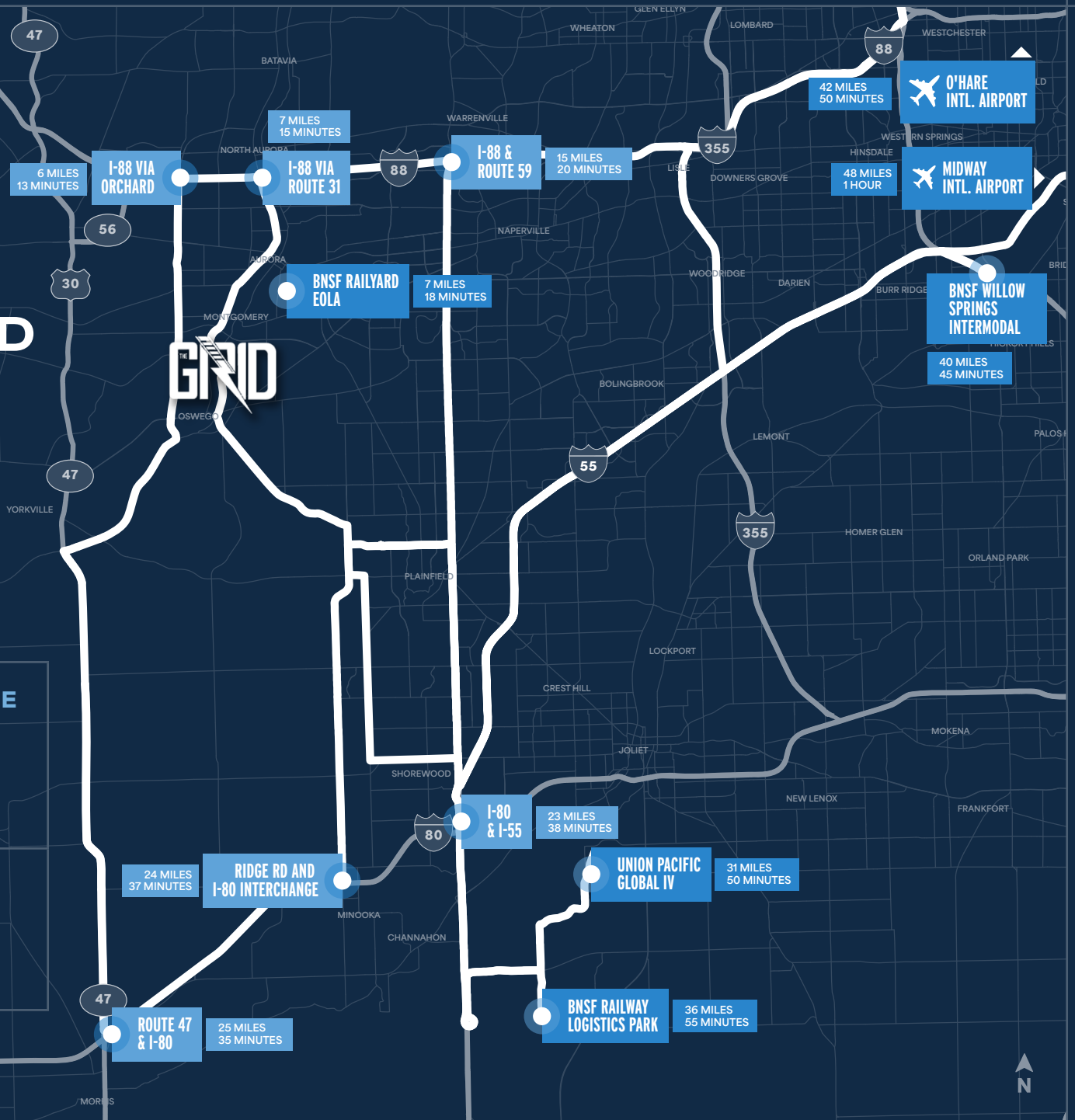
MAJOR INTERSTATE ACCESS

- + <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



H

G

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VIEW WEBSITE

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