

AVAILABLE FOR LEASE | 126,123 SF

**TOTAL
GROSS RENT
ONLY
\$5.48 PSF**

CenterPoint Industrial Center

900 Knell Road, Montgomery, IL



Property Description

Total Building Size:	992,462 SF
Available SF:	126,123 SF
Clear Height:	28'
Loading:	30 Interior Docks 51 Exterior Docks 6 Drive-in Doors
Lot Size:	48 Acres
2023 OPEX Est:	TAX: \$0.42 psf / CAM: \$0.28 psf / INS: \$0.10 psf
Management Fee:	3% of Gross rent
Lease Rate:	\$4.85 NET

Property Highlights

- Rail access (BNSF)
- + 86 Trailer parking / expandable
- Car Parking / expandable
- Fenced Site
- Gas Heat
- Fully Sprinklered ESFR
- Electric Power: 2800A @ 277/480V; 3-phase
- 2 Units available

Exclusive Marketing Agent

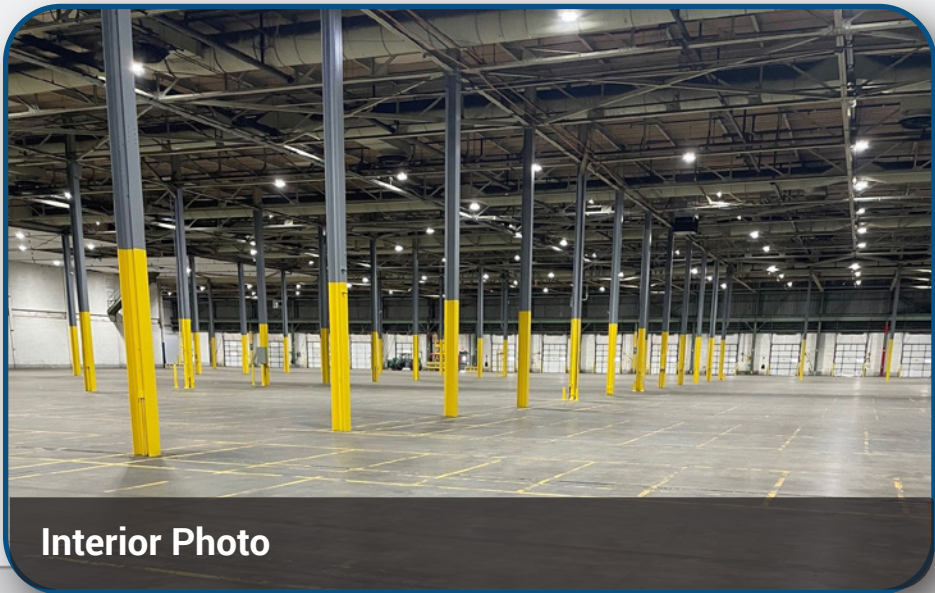


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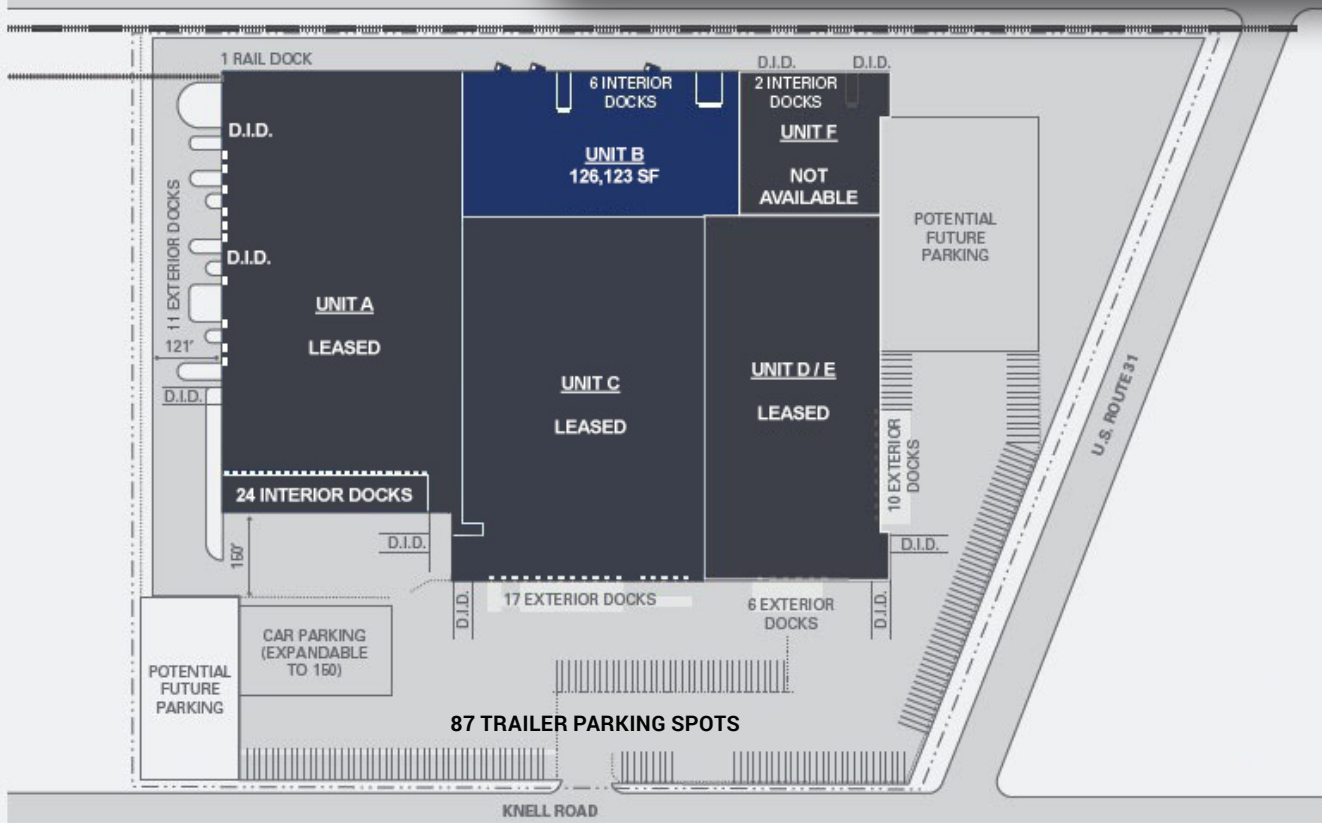
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Owned and Managed By





Interior Photo



Available Units

UNIT B: 126,123 SF
CEILING HT: 28'
LOADING: 6 Interior Docks
SPRINKLER: Wet Class III
LOADING: 3 Exterior Docks
ELECTRIC: 400A
LEASE RATE: Subject to Offer

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CORFAC International

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1873.82'

TRASH TRUCK DOCK TRUCK DOCK TRUCK DOCK TRUCK DOCK

RAIL DOCK

D.I.D.

11 EXTERIOR TRUCK DOCKS

121'

D.I.D.

D.I.D.

149'-6"

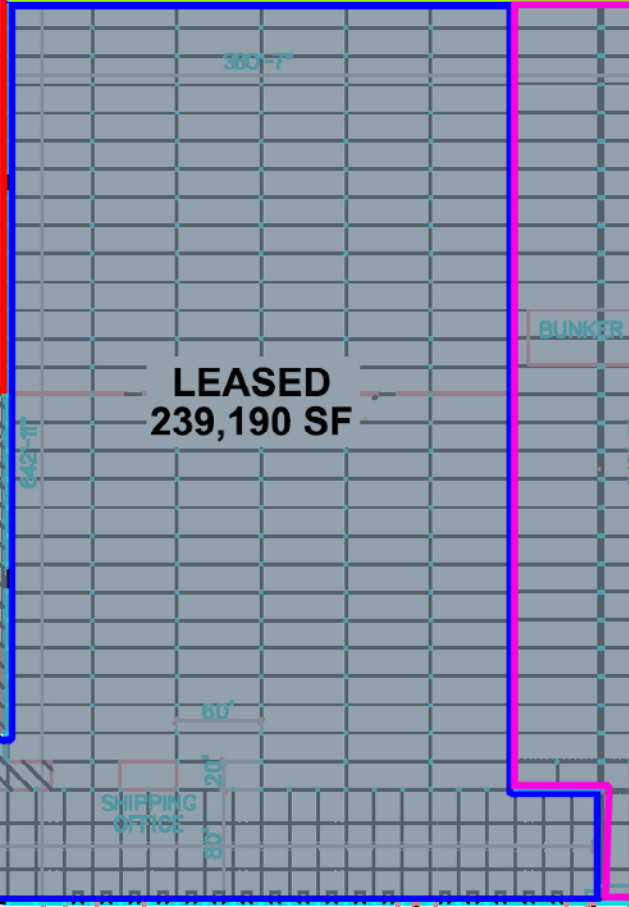
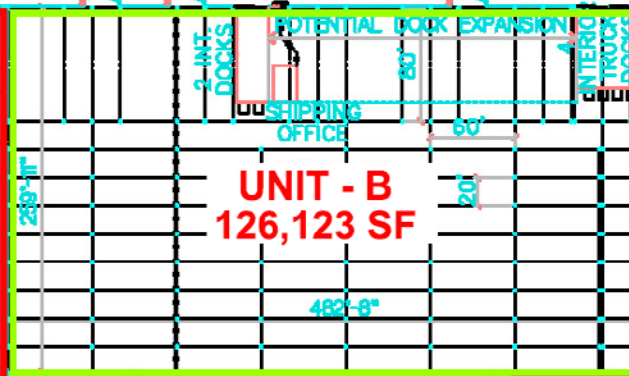
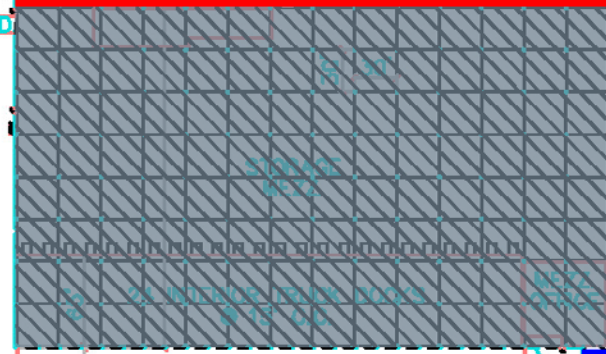
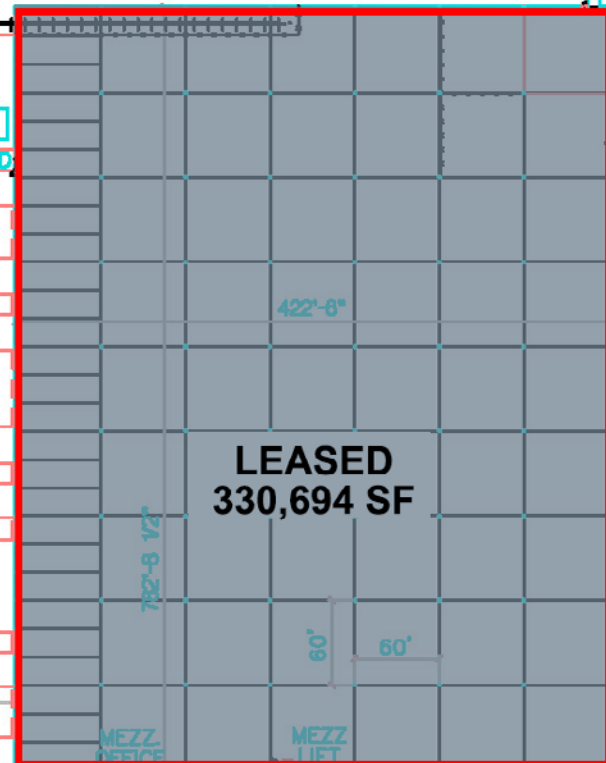
POTENTIAL DOCK EXPANSION
SHIPPING OFFICE
INTERIOR TRUCK DOCKS

UNIT - B
126,123 SF

LEASED
330,694 SF

LEASED
239,190 SF

BUNKER



POSSIBLE FUTURE
180 CAR STALLS
OR
29 TRAILER STALLS



12 EXTERIOR TRUCK DOCKS
● 20' O.C.

5 EXTERIOR TRUCK DOCKS
● 20' O.C.

36 POSSIBLE TRAILER STALLS

8 POSSIBLE TRAILER STALLS
TRANSFORMER

1356.07'

RIVE

OVHD. DOOR

OVHD. DOOR

2 INT. DOCKS

LEASED
64,713 S.F.

POSSIBLE FUTURE
288 CAR STALLS
OR
74 TRAILER STALLS

LEASED
231,742SF

10 EXTERIOR TRUCK DOCKS @ 20' O.C.
74 POSSIBLE TRAILER STALLS

13 POSSIBLE TRAILER STALLS

1417.91'

48 POSSIBLE TRAILER STALLS

U.S. ROUTE 31

6 EXTERIOR TRUCK DOCKS @ 20' O.C.

GUARDHOUSE

25 POSSIBLE TRAILER STALLS

ALLS

MER



Key Distances

Downtown Chicago
43 miles

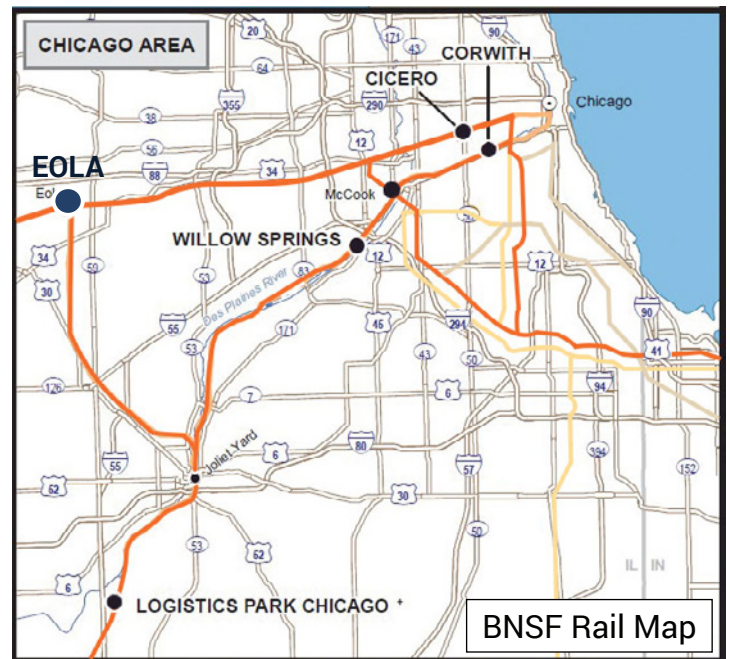
Downtown Aurora
2.5 miles

O'Hare International Airport
39 miles

Midway International Airport
40 miles

Rail Service

This property is served by the BNSF rail line and currently has interior rail access (configuration can be modified). The BNSF Eola Yard in Aurora is approximately 6 miles east of the property; and is the largest non-intermodal yard in Chicago.



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