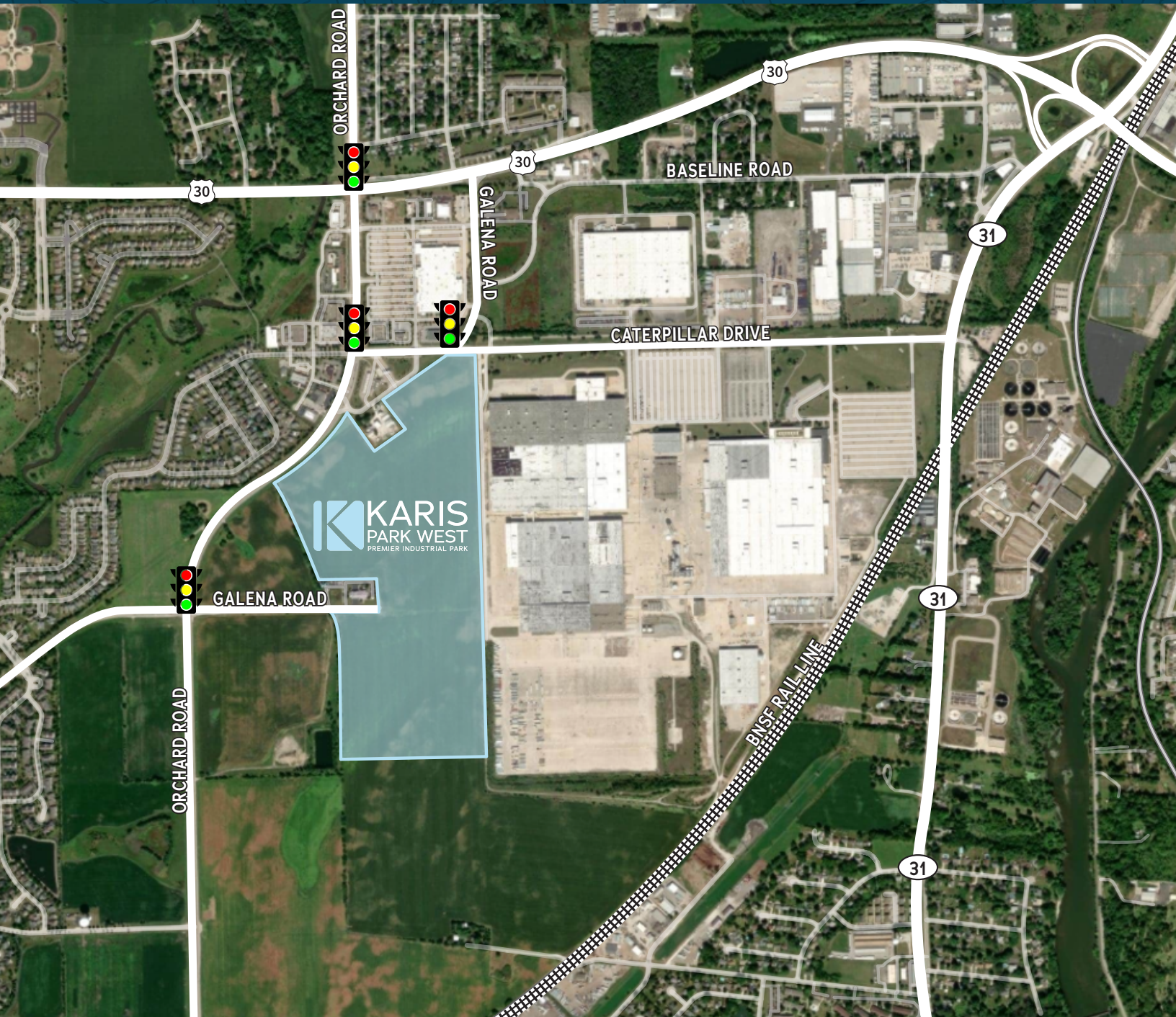




Build-to-Suit
500,000 - 1,200,000 SF
Zoned and Annexed for:
Industrial • Commercial • Retail
Shovel Ready



Montgomery, IL



Potential Site Plan

BTS Opportunity

500,000 - 1,200,000 SF



Site Data

North Site

Site Area	97.61 Acres
Detention	
Compensatory Storage Req.	53.44 AC/FT
Detention Storage Req.	51.68 AC/FT
Total Storage Req. & Prov.	105.12 AC/FT
Building Area	1,200,000 SF
Parking	
Car Parking Provided	1,072 Cars
ADA Car Parking Provided	20 Cars
Total Future Cars	1,052 Cars
Drive in Overhead Doors	4 Doors
Total Exterior Docks	306 Docks
Total Trailer Stalls	340 Stalls
Clear Height	36'-0"

Highlights



Favorable
M-2 zoning



Up to 2,000,000
SF of big-box
Industrial



High-capacity
public utilities



BNSF rail-
accessible sites



Business-friendly
municipality

Alternate Site Plan



Low Kendall
County taxes



Flexible site plans/facility configurations
with outdoor storage, trailer stalls and
dedicated rail service available



State, County and
Municipal development
incentives available

Location and Access

HIGHLIGHTS

+/-250,000 multi-level skilled labor pool in close proximity

+/-500,000 household population within 10 miles

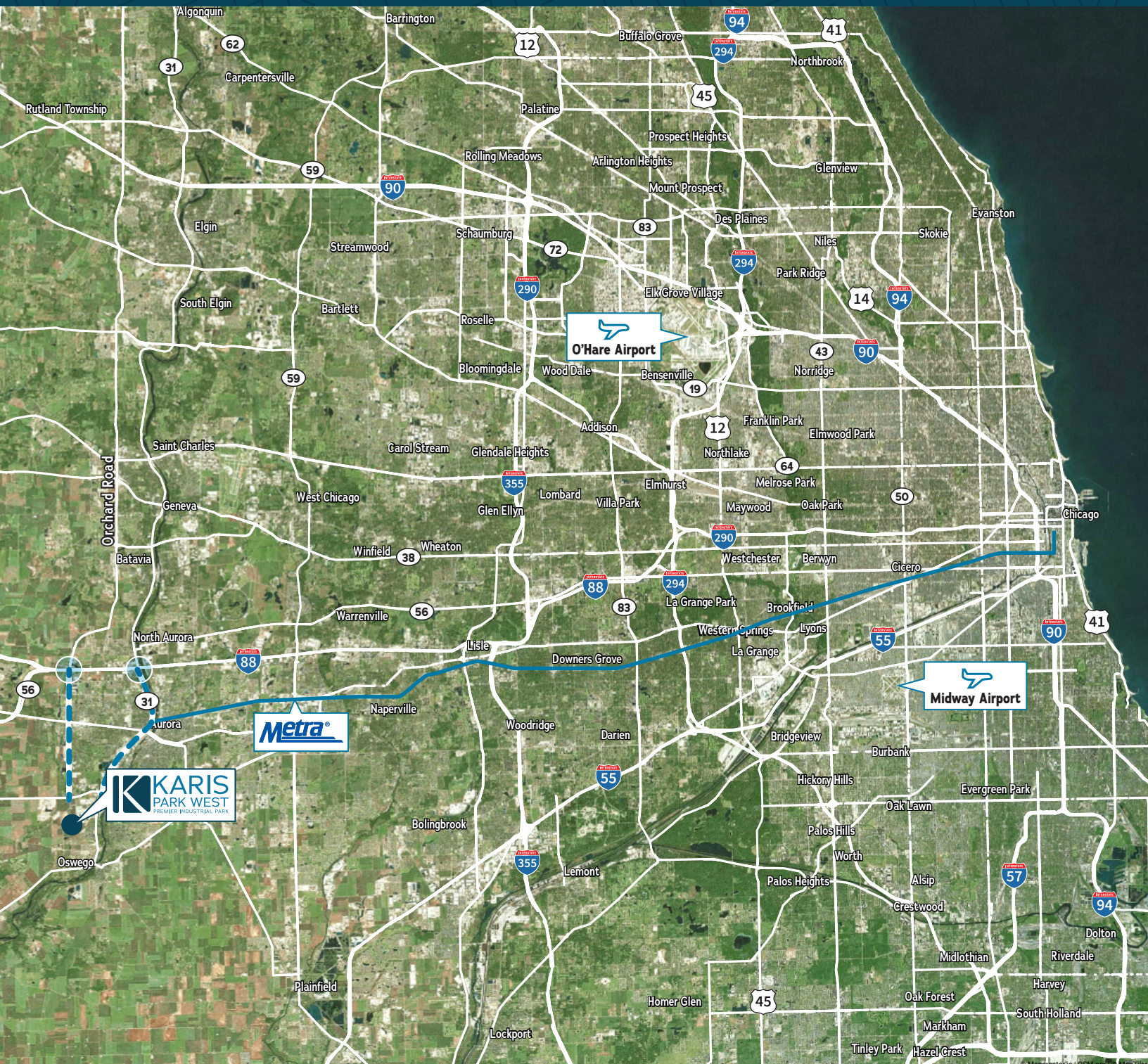
Various points of ingress/egress available along Orchard Rd., Galena Rd., and Caterpillar Dr.

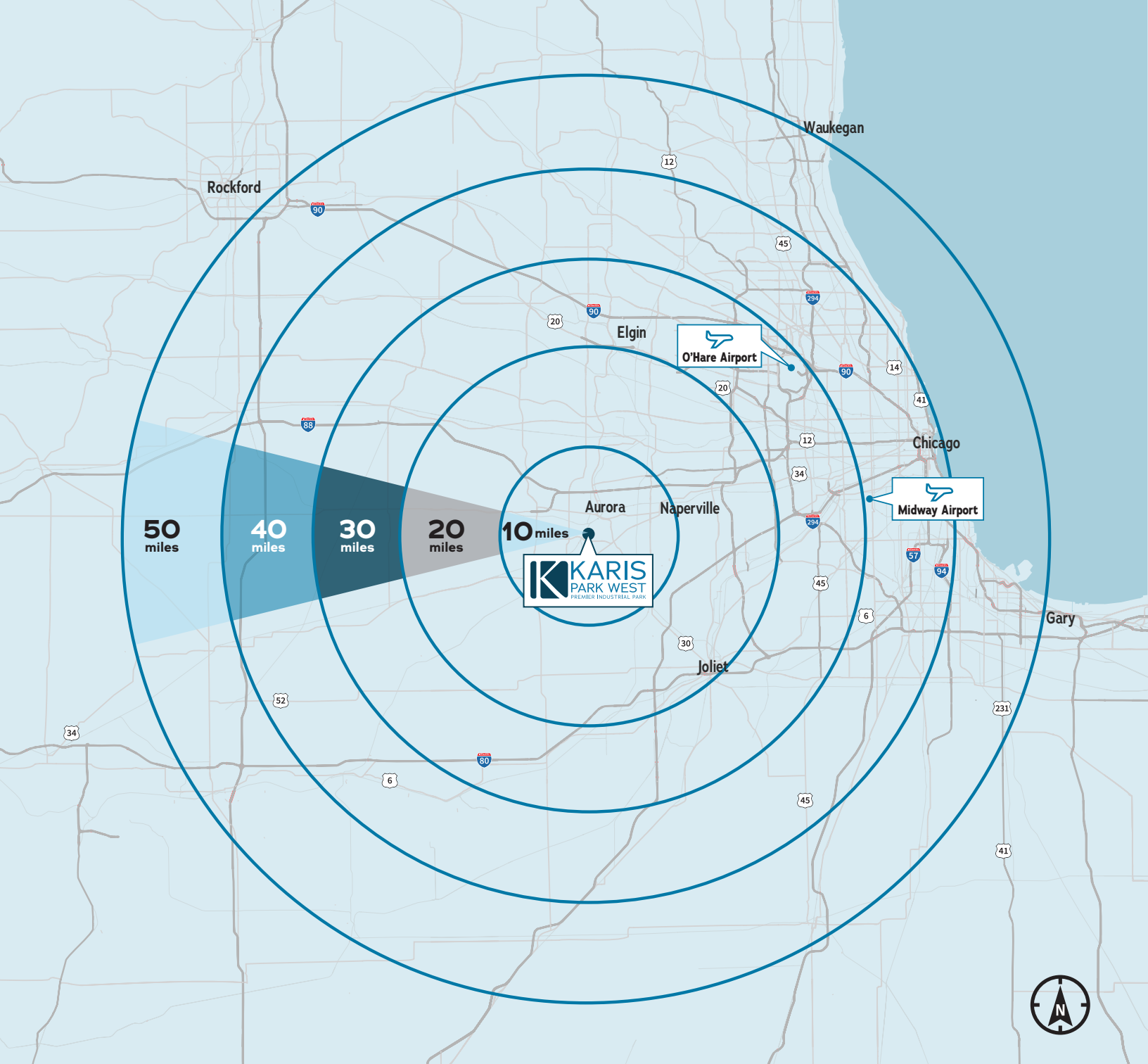
50,000+ vehicles along Orchard Rd./Rt. 30 per day

4M SF former Caterpillar plant located adjacent to site with significant new tenant activity

Close proximity to key transportation corridors, IL State Rts. 47 & 31

5.88 miles to I-80, full interchange at Orchard Rd., I-80 and I-55 via IL State Rt. 47/Rt. 30





I-88 5.8 miles	ROUTE 30/RT. 47 3.9 miles	ROUTE 59 11 miles	I-55 16.5 miles	I-80 22.3 miles
I-355 24 miles	I-294 30.8 miles	O'HARE INTERNATIONAL AIRPORT 41 miles	MIDWAY INTERNATIONAL AIRPORT 43 miles	CHICAGO 46 miles
INTERMODAL AND RAIL				
UP AUTOMOTIVE FACILITY 16.8 miles	CN JOLIET 28 miles	UP GLOBAL II 32 miles	BNSF LPC ELWOOD 36 miles	
UP GLOBAL IV JOLIET 39 miles	BNSF - CICERO 41 miles	CSX BEDFORD PARK 41 miles	IASIS BLUE ISLAND 45 miles	

Local Demographics



KEY FACTS



9,869,427

Total population



5,357,208

Total labor force



\$82,120

Median household
income



38.0

Median age

EDUCATION

9%

No high school
diploma



24%

High school graduate



26%

Some College



41%

Bachelor's/Grad/
Prof degree

INDUSTRY CONCENTRATION



7,752

Transportaion/
warehouse firms



13,929

Manufacturing firms



383,889

Transportaion/warehouse
employees



574,791

Manufacturing
employees

EMPLOYMENT

White Collar



67%

Blue Collar



22%

Services



12%

4.9%

Unemployment rate



KARIS

PARK WEST

PREMIER INDUSTRIAL PARK

KATE COXWORTH

VP, Brokerage

+1 312 450 5655

kate.coxworth@jll.com

DOMINIC CARBONARI

Managing Director

+1 630 248 9354

dominic.carbonari@jll.com

