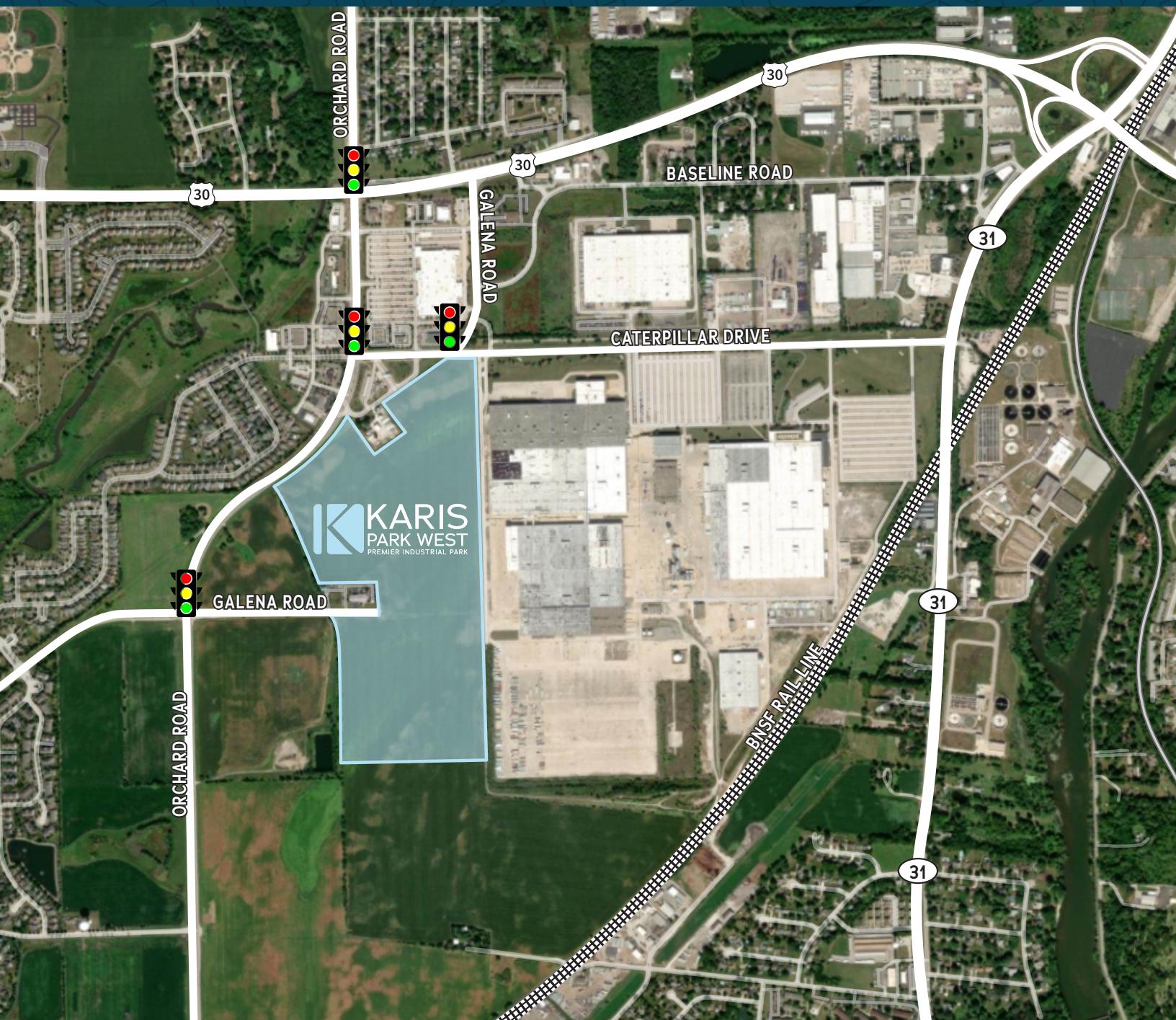




**Build-to-Suit**  
**500,000 - 1,200,000 SF**  
**Zoned and Annexed for:**  
Industrial • Commercial • Retail  
**Shovel Ready**



Montgomery, IL

 **JLL**

# 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

+1-250,000 multi-level skilled labor pool in close proximity

+1-500,000 household population within 10 miles

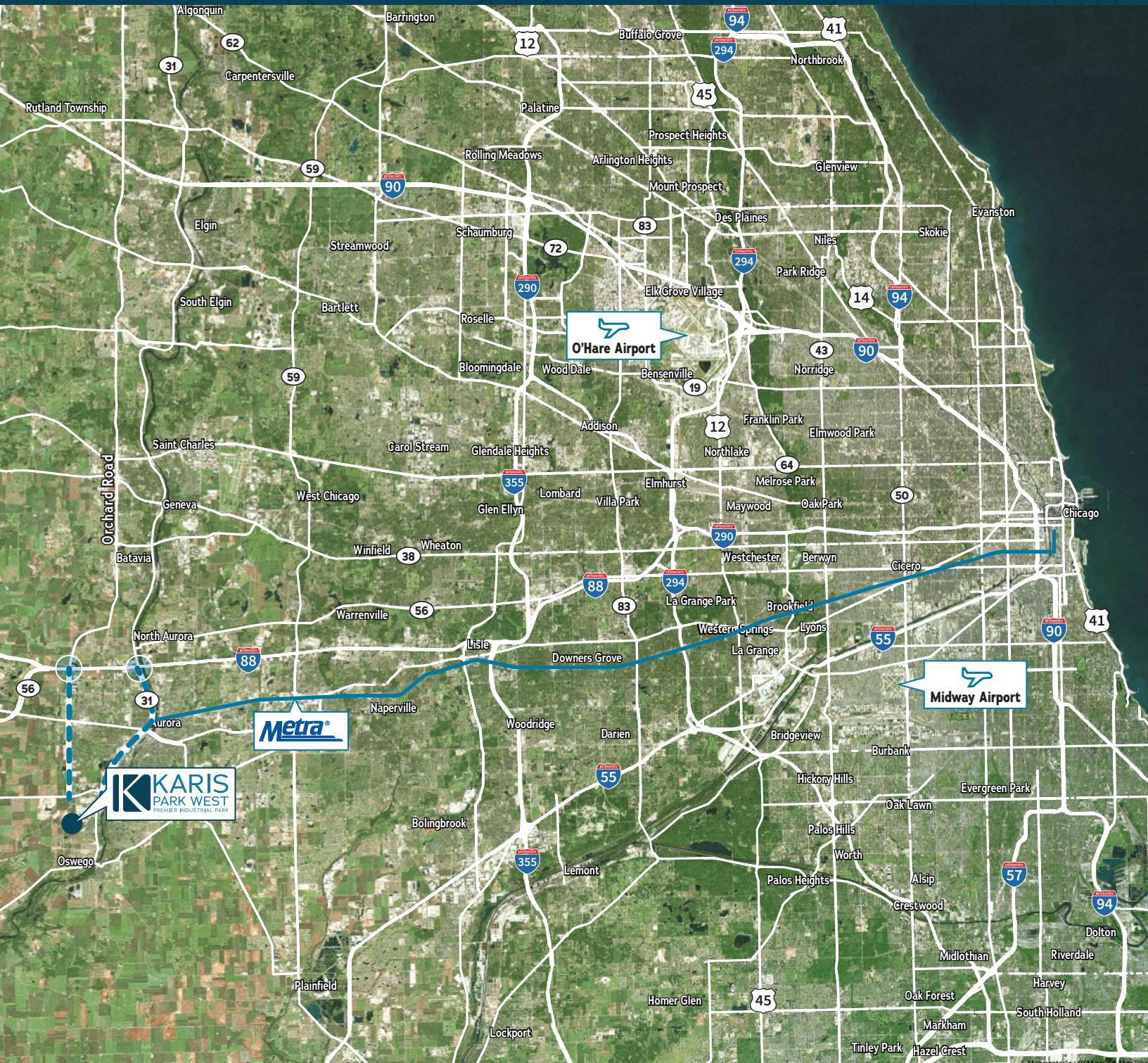
Various points of ingress/egress available along Orchard Rd., Galena Rd., and Caterpillar Dr.

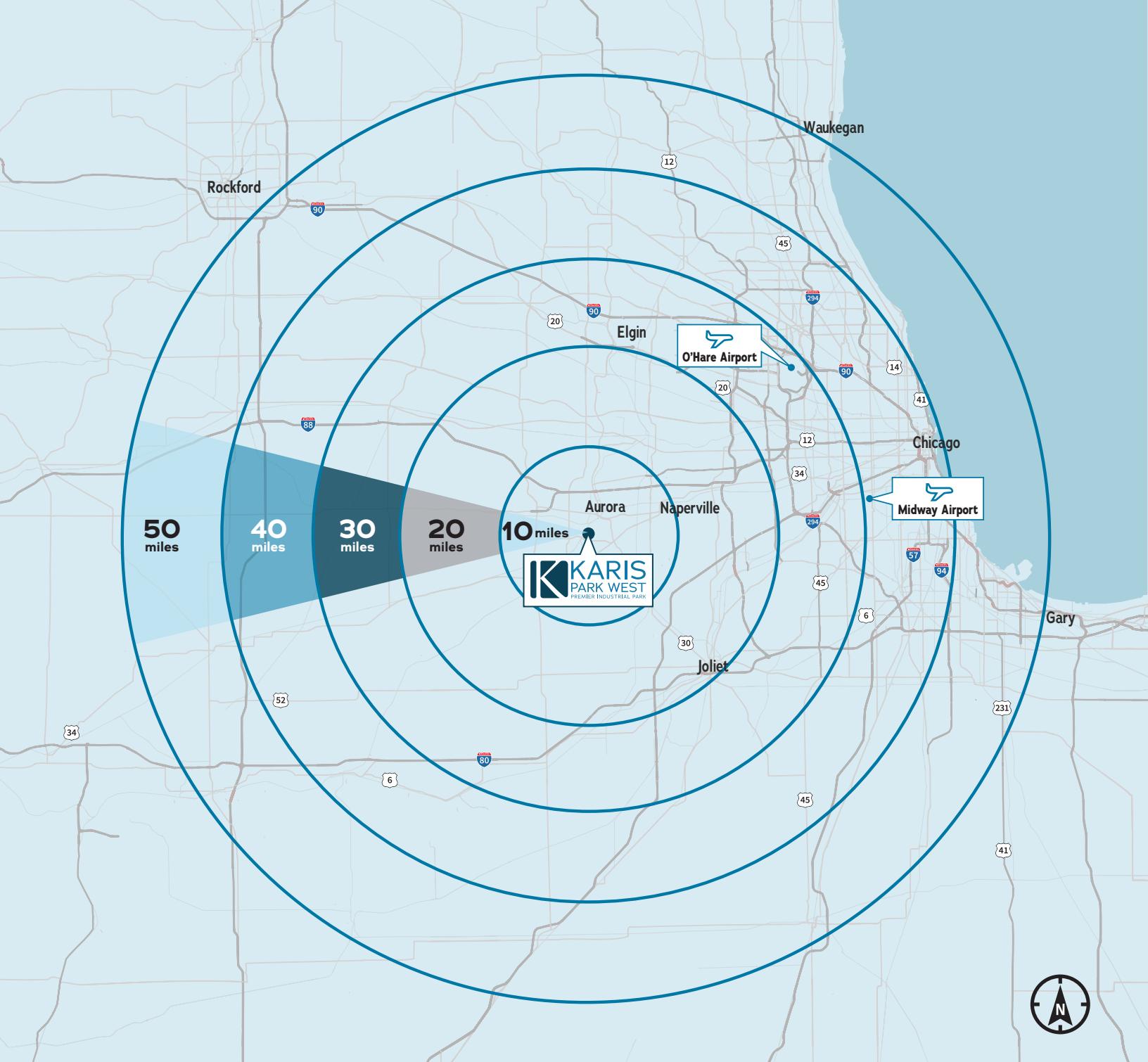
50,000+ vehicles along Orchard Rd./Rt. 30 per day

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





<b>I-88</b> 5.8 miles	<b>ROUTE 30/RT. 47</b> 3.9 miles	<b>ROUTE 59</b> 11 miles	<b>I-55</b> 16.5 miles	<b>I-80</b> 22.3 miles
<b>I-355</b> 24 miles	<b>I-294</b> 30.8 miles	<b>O'HARE INTERNATIONAL AIRPORT</b> 41 miles	<b>MIDWAY INTERNATIONAL AIRPORT</b> 43 miles	<b>CHICAGO</b> 46 miles

## INTERMODAL AND RAIL

<b>UP AUTOMOTIVE FACILITY</b> 16.8 miles	<b>CN JOLIET</b> 28 miles	<b>UP GLOBAL II</b> 32 miles	<b>BNSF LPC ELWOOD</b> 36 miles
<b>UP GLOBAL IV JOLIET</b> 39 miles	<b>BNSF - CICERO</b> 41 miles	<b>CSX BEDFORD PARK</b> 41 miles	<b>IASIS BLUE ISLAND</b> 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



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