



PREMIER INTERMODAL INDUSTRIAL PARK

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

325 State Route 31 / Montgomery, Illinois

REICH  BROTHERS

CBRE



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

\$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

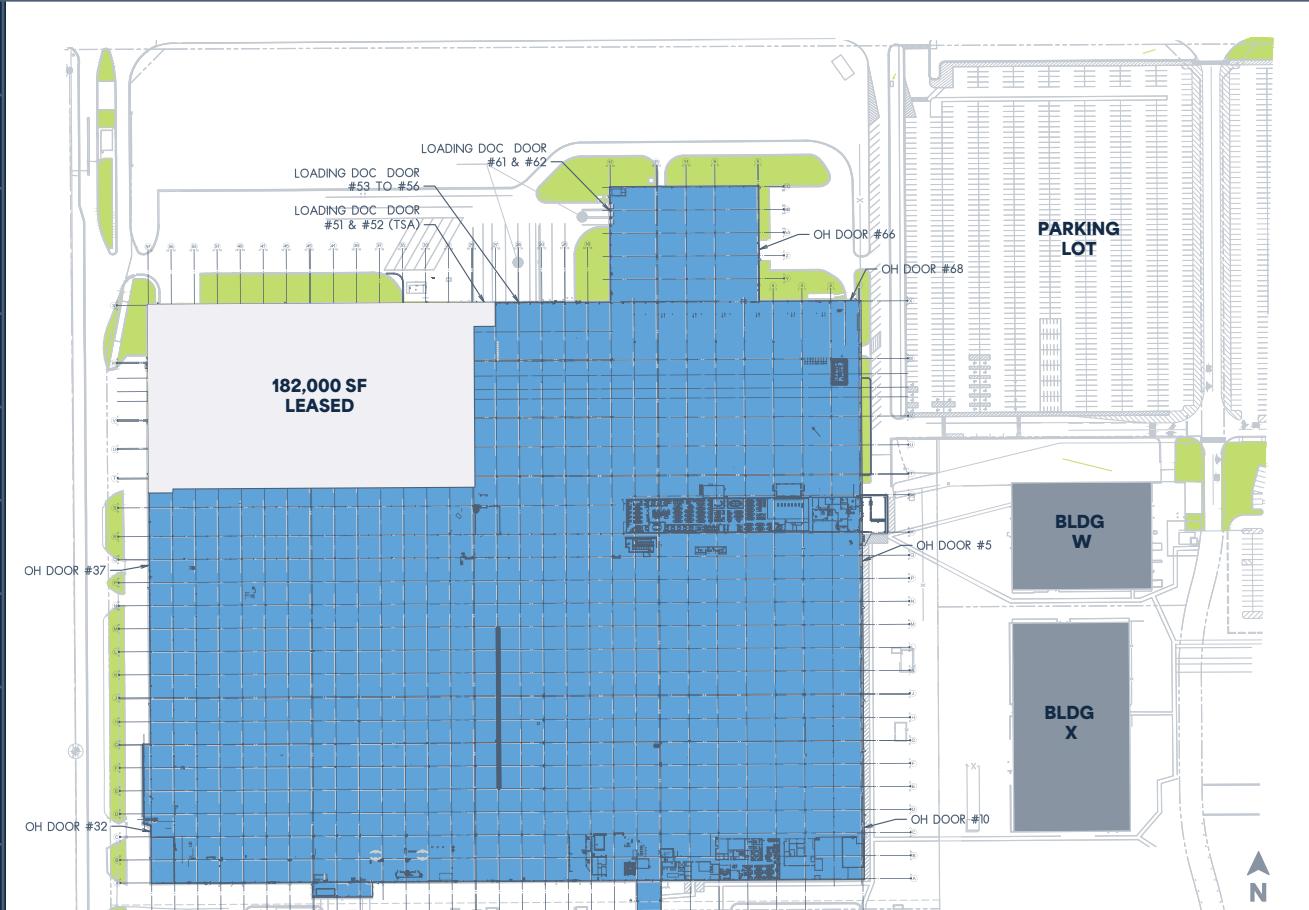


[VIEW IMPROVEMENTS](#)

BUILDING G

1,124,982 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

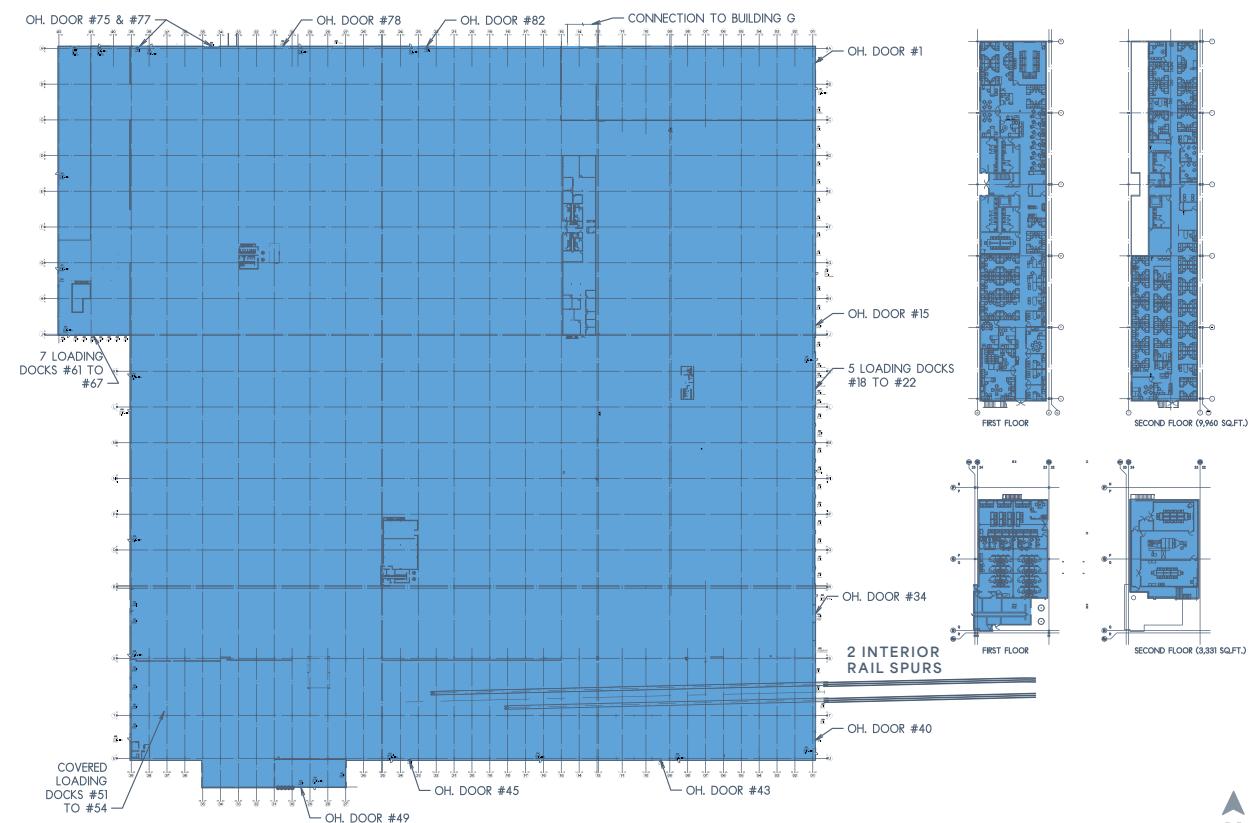


[VIEW SPACE PHOTOS](#)

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**



DRIVE TIMES

■ < 2 hrs ■ 2-5 hrs ■ 5-11 hrs

RAIL ACCESS

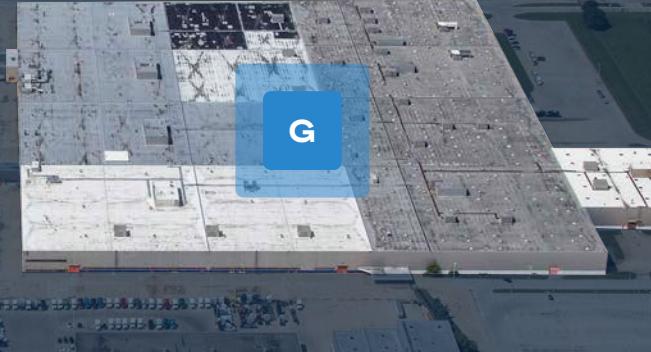
- Intermodal location
- Freight Rail Network

GREATER CHICAGOLAND ACCESS



2,000,000+ SF FOR LEASE

325 State Route 31 / Montgomery, Illinois



KEVIN SEGERSON

Executive Vice President

+1 847 890 0614

kevin.segerson@cbre.com

JD SAPORTA

Transaction Manager

+1 312 504 3654

jd.saporta@cbre.com

GENNA OHRN

Transaction Manager

+1 708 415 5350

genna.ohrn@cbre.com



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