

AVAILABLE FOR LEASE | 695,948 SF (DIVISIBLE)

**GROSS RENT
ONLY
\$5.30 PSF**

CenterPoint Industrial Center

900 Knell Road, Montgomery, IL



Property Description

Total Building Size:	992,462 SF
Available SF:	695,948 SF / Divisible
Clear Height:	30'
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:	\$4.50 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
- 3 Units available

Exclusive Marketing Agent



GEORGE CIBULA

630.993.3860
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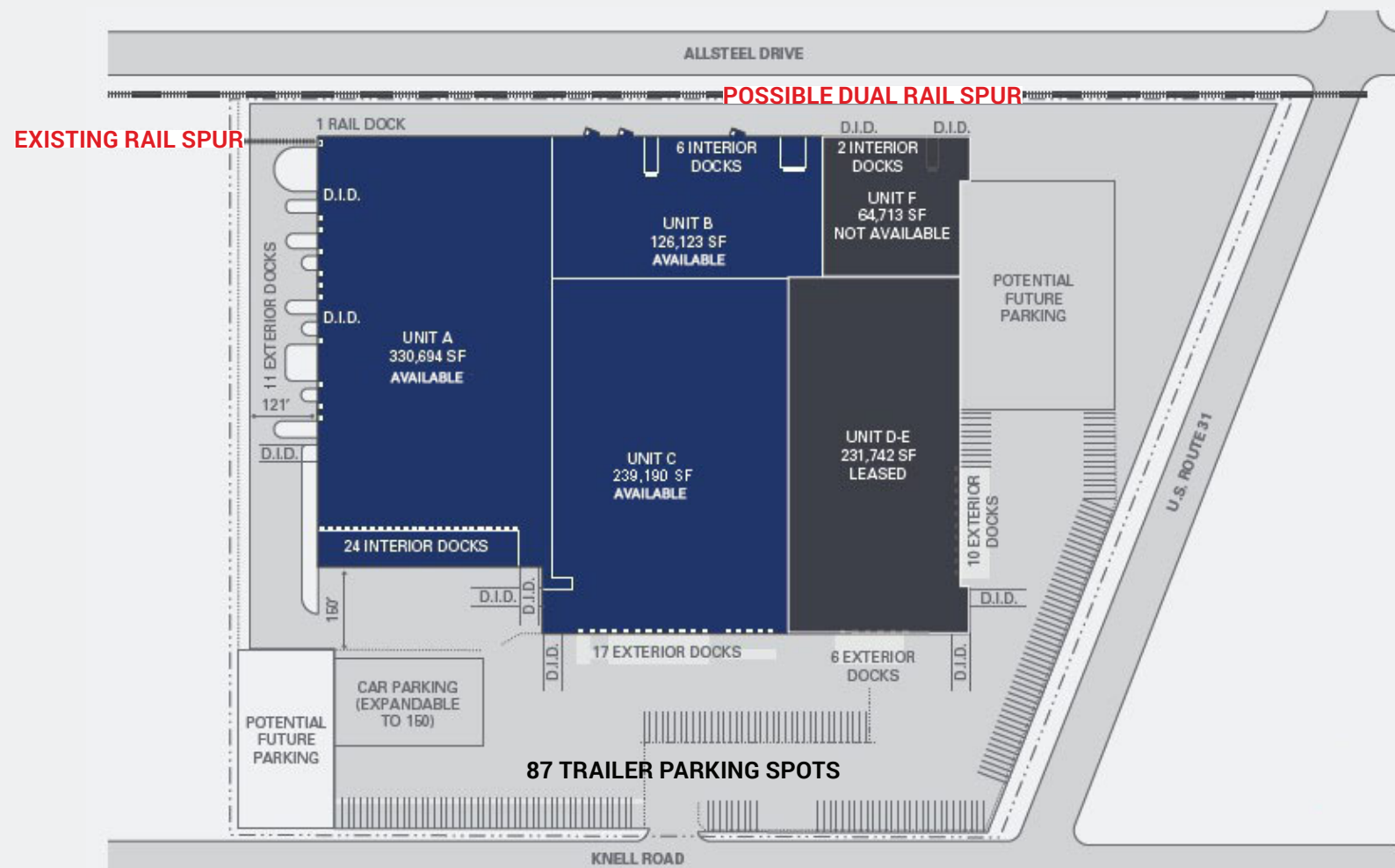
RICHARD G. DALY

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Available Units

UNIT A: 326,166 SF
OFFICE: 2,000 SF
LOADING: 11 Exterior Docks
 3 Drive-in Doors
 24 Interior Docks
LEASE RATE: Subject to Offer

UNIT B: 126,123 SF
LOADING: 6 Interior Docks
LEASE RATE: Subject to Offer

UNIT C: 239,190 SF
OFFICE: 2,000 SF
LOADING: 17 Exterior Docks
 2 Drive-in Doors
LEASE RATE: Subject to Offer

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Key Distances

Downtown Chicago
43 miles

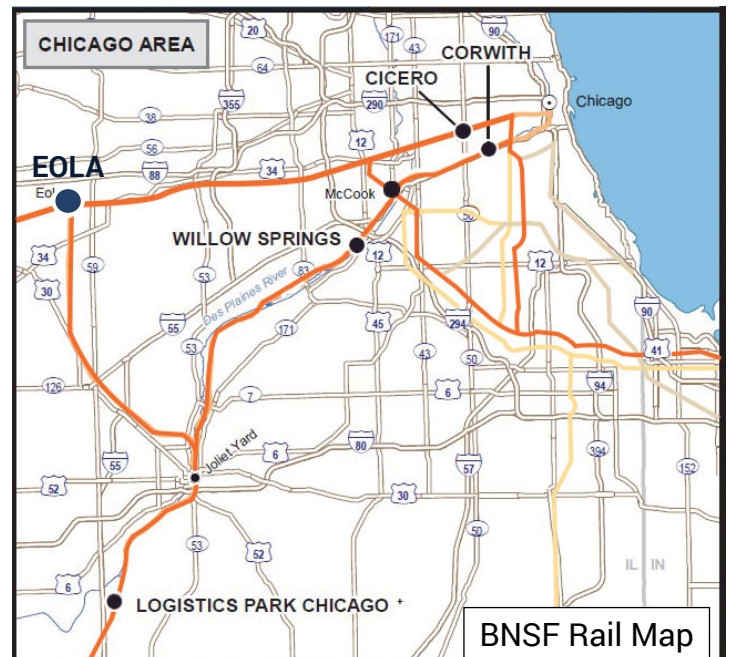
O'Hare International Airport
39 miles

Downtown Aurora
2.5 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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