



# 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

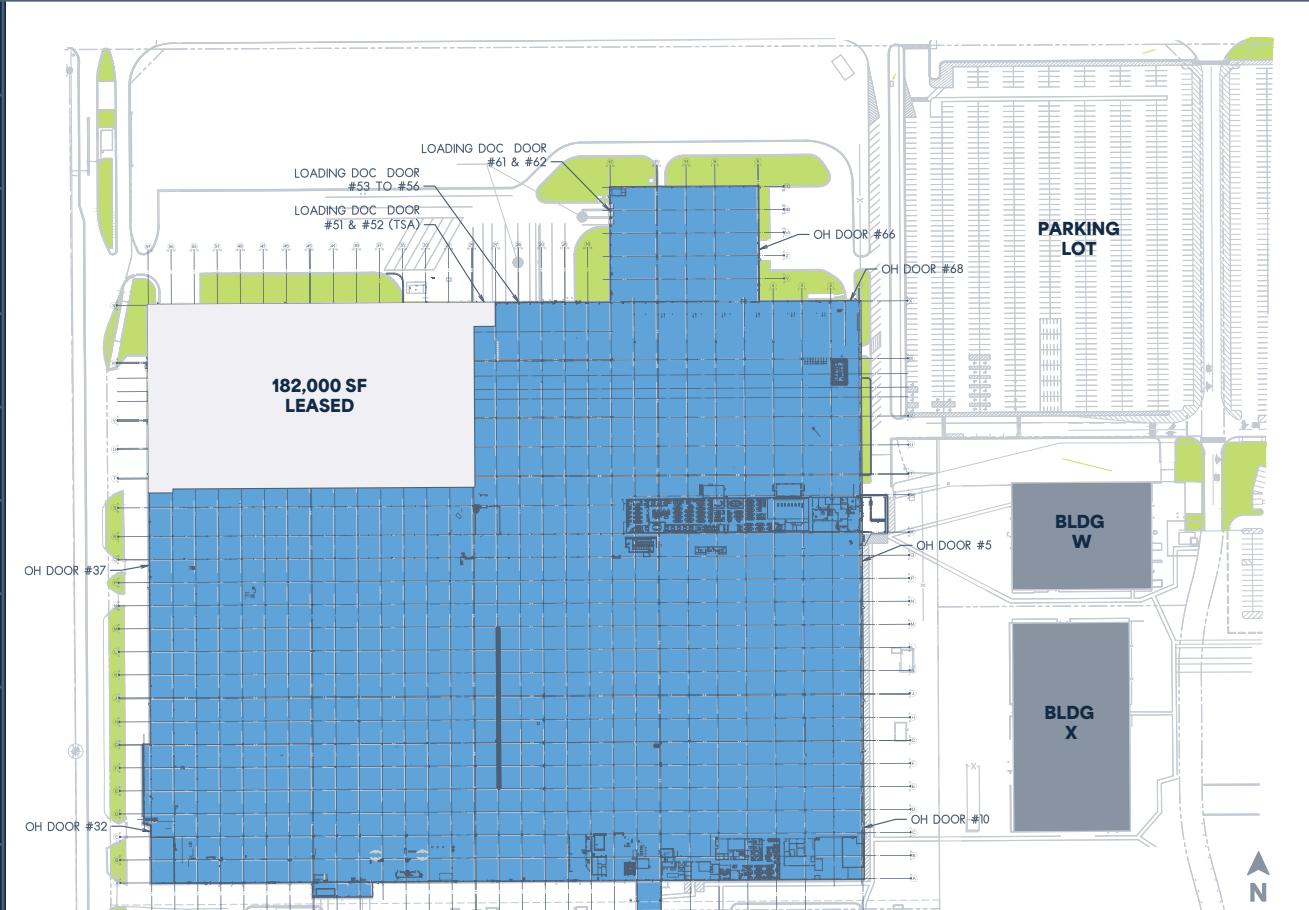


[VIEW IMPROVEMENTS](#)

# 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

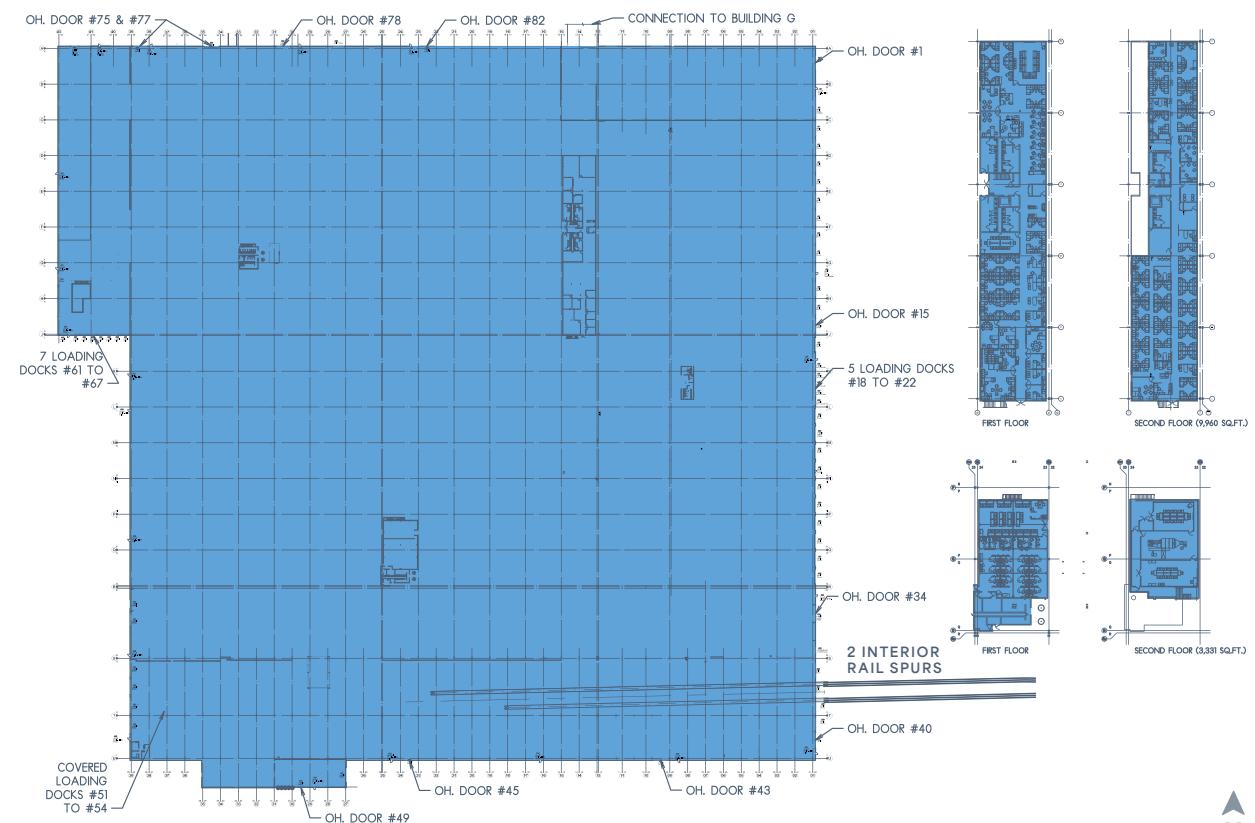


[VIEW SPACE PHOTOS](#)

# BUILDING H

**1,008,095 SF**  
(DIVISIBLE TO 200,000 SF)

Office Size	To suit
Clear Height	<b>24'-38'</b>
Dock Doors	<b>16 exterior (expandable)</b>
Drive-in Doors	<b>20 (expandable)</b>
Column Spacing	<b>25' X 80'</b>
Car Parking	<b>Negotiable</b>
Trailer Parking	<b>Negotiable</b>
Rail Access	<b>Two existing interior spurs at south end of building</b>
Asking Lease Rate	<b>Subject to offer</b>



[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

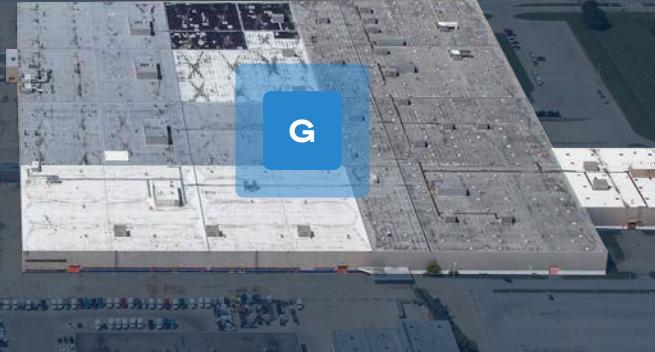
- Intermodal location
- Freight Rail Network

# GREATER CHICAGOLAND ACCESS



**2,000,000+ SF FOR LEASE**

325 State Route 31 / Montgomery, Illinois



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