

# CenterPoint

INDUSTRIAL  
CENTER



## 900 Knell Road

Montgomery, IL

### SWEETHEART DEAL



1 YEAR OF NET RENT  
ABATEMENT ON 6+ YEAR  
DEAL ON 3+ UNITS  
IF A LEASE IS SIGNED BY  
FEB 14, 2021



Easy 4-way access to  
I-88 via Orchard Road



Trailer parking & outside  
storage (expandable)



BNSF rail service  
available



Available  
February 01, 2020

## Property Highlights

- Up to 992,462 SF available
- Fully fenced and secured lot
- 28' clear height
- Total of 79 docks, 9 drive-in-doors
- Lot size: +/- 48.9 acres
- Power: 4,400 amps, 480 volts
- Sprinklers: ESFR (partial)
- Asking rent: \$3.95 PSF gross (full building)
- Sale price: subject to offer

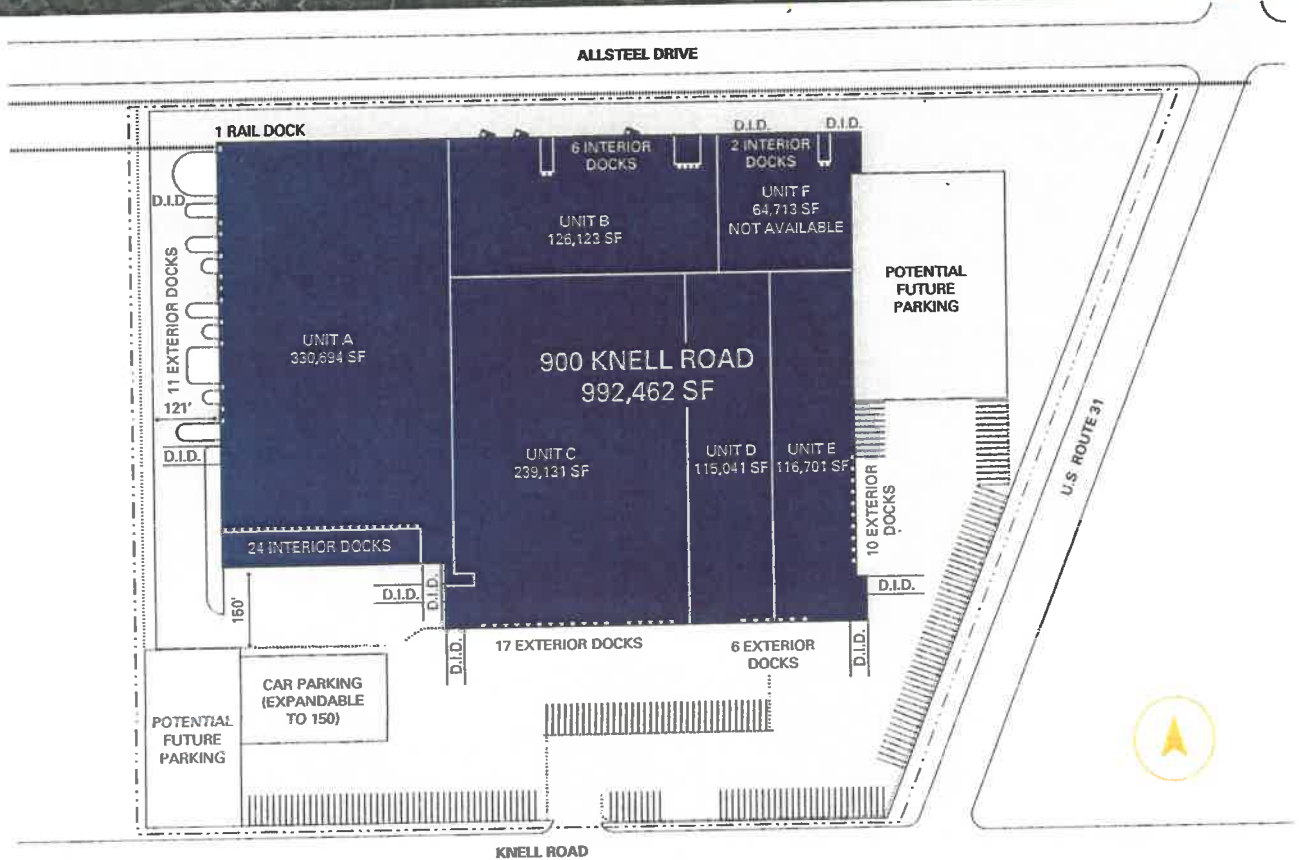
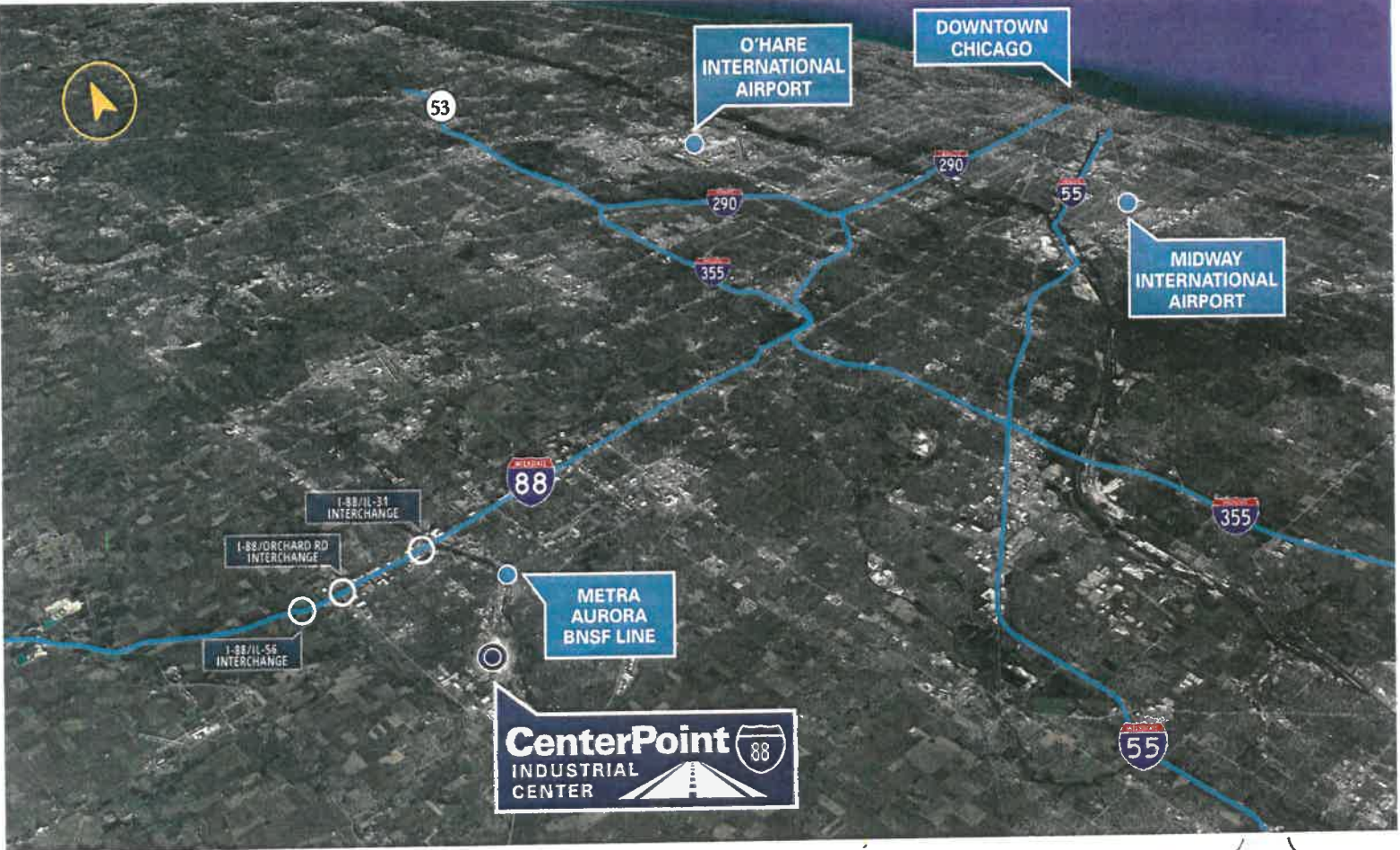
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# Demographics

Within a 25-minute drive time of subject



**558,194**  
Total Population



**290,102**  
Total Labor Force



**42.7%**  
Bachelor's Degree or Higher

## Key Distances

**Downtown Chicago**  
43 miles

**O'Hare International Airport**  
39 miles

**Downtown Aurora**  
2.5 miles

**Midway International Airport**  
40 miles

## Rail Service

The property is served by the BNSF rail line and currently has both interior and exterior rail access (configuration can be modified). The BNSF Eola Yard in Aurora—the largest non-intermodal yard in Chicago—is approximately 6 miles east of the property.



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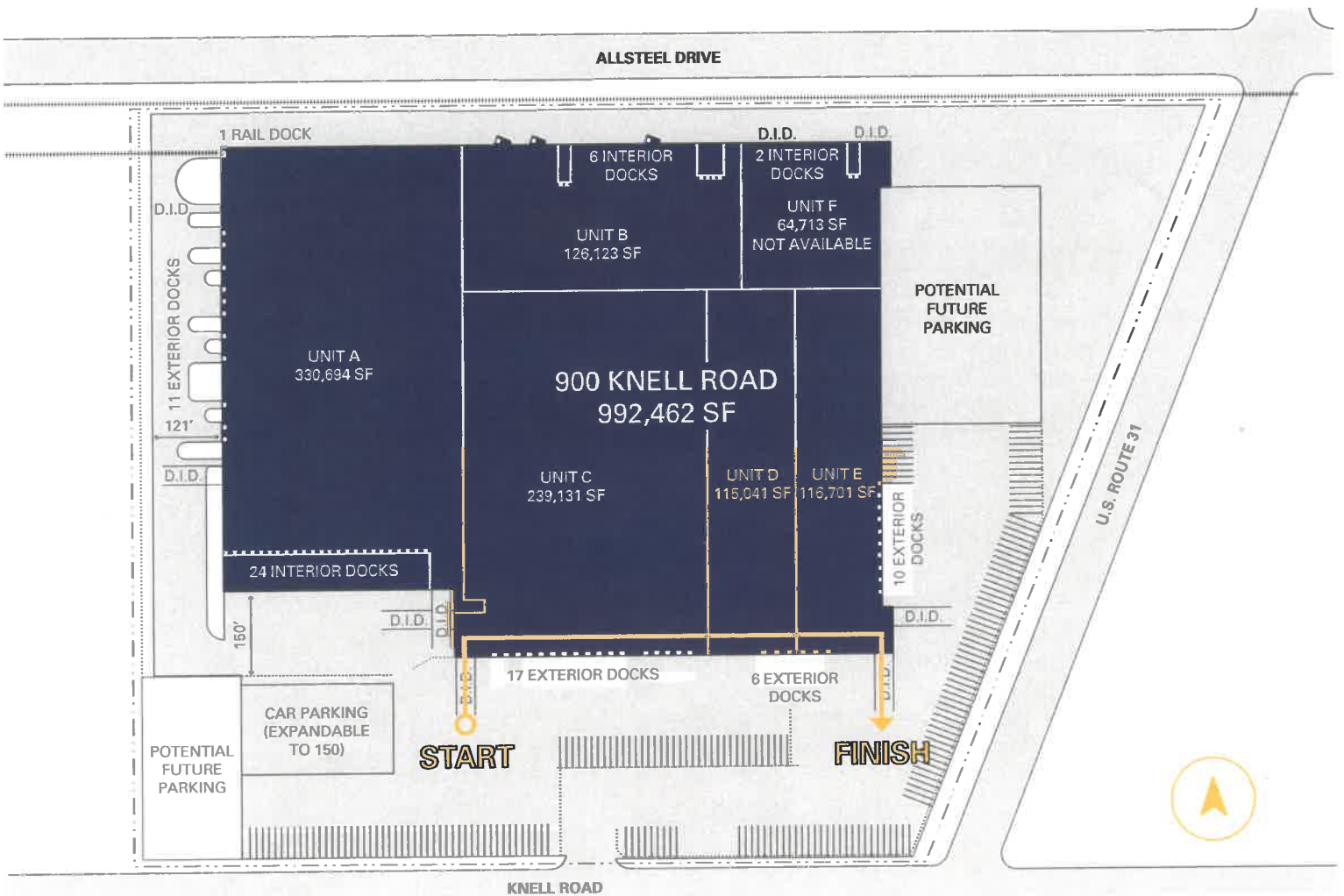
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## Unit A

- 330,694 SF (mezzanine not included in square footage)
- 2nd story offices with elevator
- 28' Ceiling Clear Height
- 11 Exterior Docks, 24 Interior Docks
- 4 Drive-In Doors
- Trailer Parking Available
- BNSF Rail Available

## Unit C

- 239,131 SF
- 28' Ceiling Clear Height
- 17 Exterior Docks
- 2 Drive-In Doors
- ESFR Sprinklers
- Trailer Parking Available

## Unit E

- 116,701 SF
- 28' Ceiling Clear Height
- 13 Exterior Docks
- 2 Drive-In Doors
- ESFR Sprinklers
- Trailer Parking Available

## Unit B

- 126,123 SF
- 28' Ceiling Clear Height
- 6 Interior Docks, 3 Sawtooth Docks
- Trailer Parking Available

## Unit D

- 115,041 SF
- 28' Ceiling Clear Height
- 3 Exterior Docks
- ESFR Sprinklers
- Trailer Parking Available

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