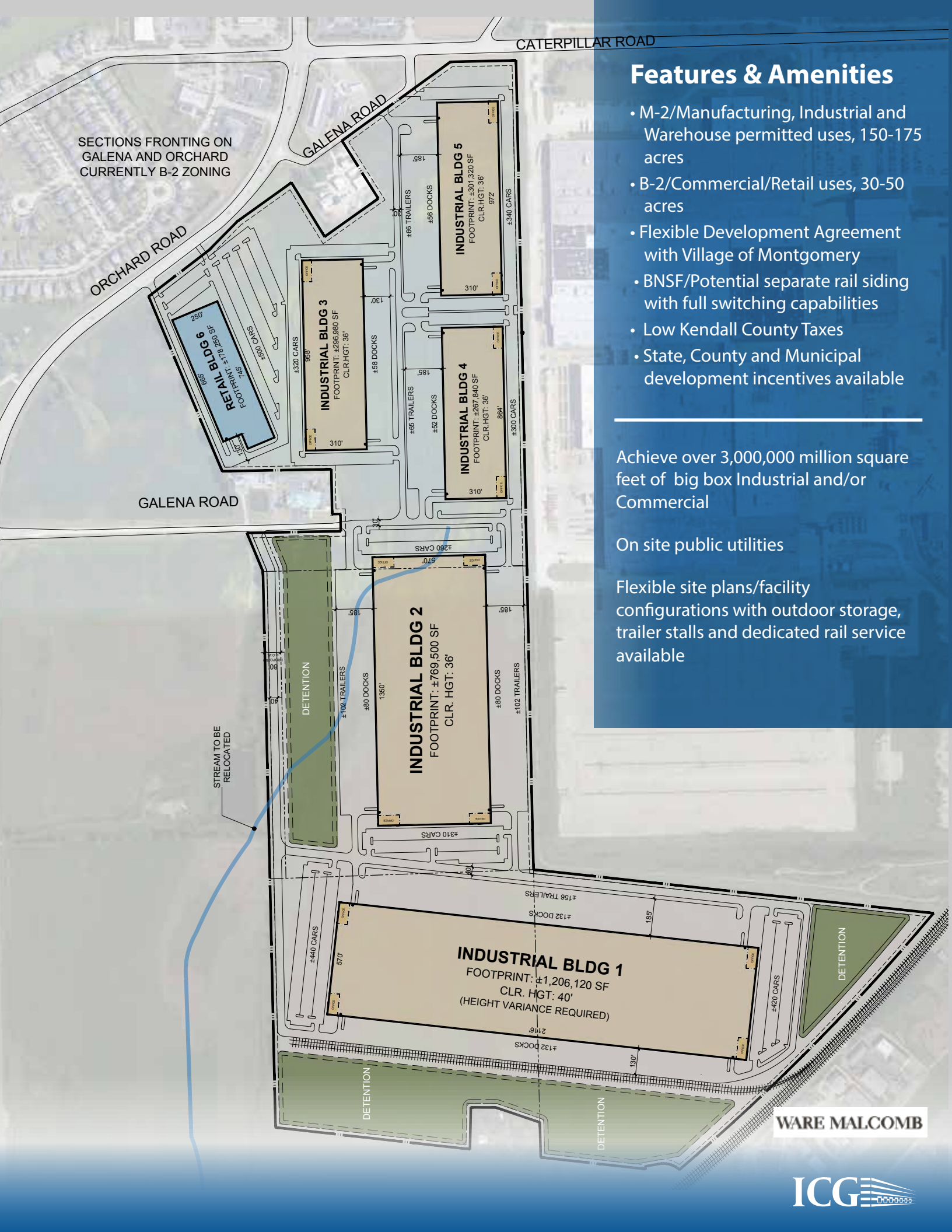


**+/-30-204 Acres
Now Available!
Montgomery, IL**

**Zoned and Annexed for
Industrial/Commercial/
Retail uses**





CATERPILLAR ROAD

GALENA ROAD

SECTIONS FRONTING ON
GALENA AND ORCHARD
CURRENTLY B-2 ZONING

ORCHARD ROAD

GALENA ROAD

STREAM TO BE
RELOCATED

Features & Amenities

- M-2/Manufacturing, Industrial and Warehouse permitted uses, 150-175 acres
- B-2/Commercial/Retail uses, 30-50 acres
- Flexible Development Agreement with Village of Montgomery
- BNSF/Potential separate rail siding with full switching capabilities
- Low Kendall County Taxes
- State, County and Municipal development incentives available

Achieve over 3,000,000 million square feet of big box Industrial and/or Commercial

On site public utilities

Flexible site plans/facility configurations with outdoor storage, trailer stalls and dedicated rail service available

WARE MALCOMB

ICG

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