

1000 Knell Road | Montgomery, IL

Transload Building For Lease
171,200 SF on 20.29-acre site



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Survey & Specifications



Property Specifications

Total building:	171,200 SF
Office square footage:	3,424 SF
Land size:	20.29 acres
Clear height:	30'
Loading:	25 exterior docks 3 drive-in doors 8 active rail doors + 13 flatcar positions
Car parking:	58 spaces (expandable)
Sprinkler:	ESFR
Bay size:	48' W x 60' D
Year built:	2000
Real estate taxes:	\$1.12 PSF (2020)
Zoning:	M2
Lease rate:	Subject to offer



Features & Access



Property Features

- Large, secured land site (20.29 acres)
- Paved outside storage
- Heavy trailer parking on-site
- Full drive-thru capability
- Active BNSF rail with 8 exterior rail doors and 13 flatcar positions

Site Access

I-88 via Route 31 (Lake Street)	5.5 miles
I-88 via Orchard Road	6.5 miles
O'Hare Airport	40 miles
Chicago	43 miles
Midway Airport	46 miles

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