

CenterPoint

INDUSTRIAL
CENTER



900 Knell Road

Montgomery, IL



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

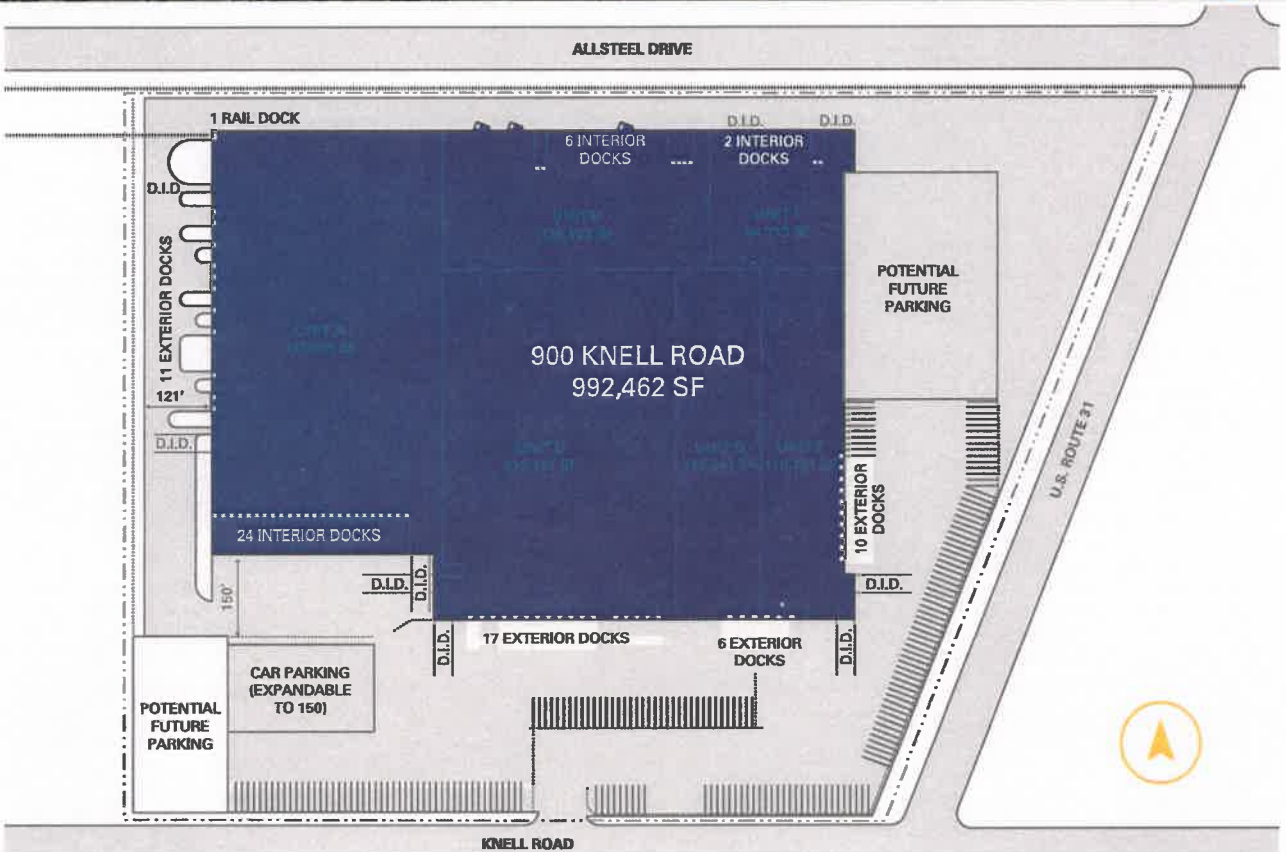
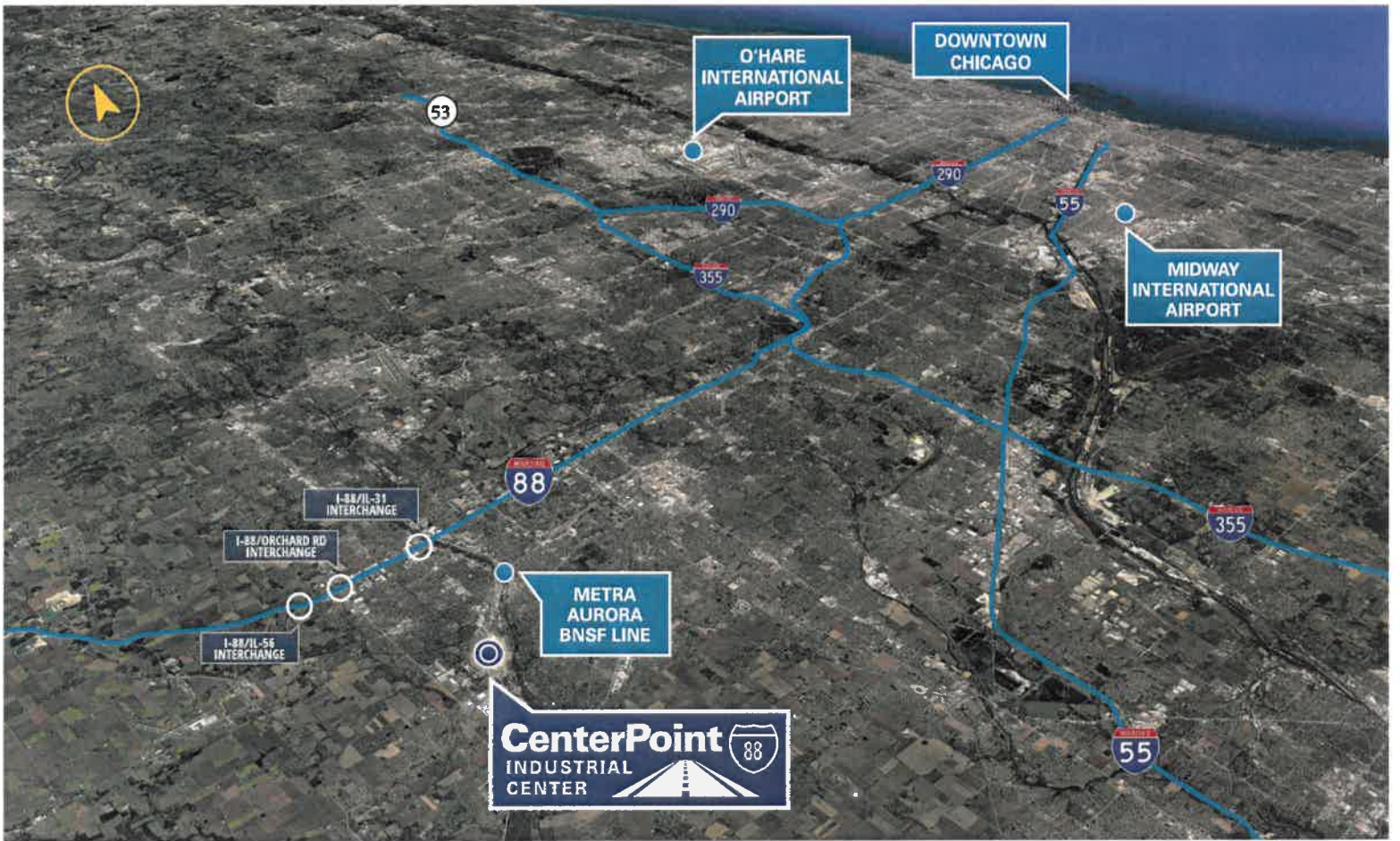
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Demographics

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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