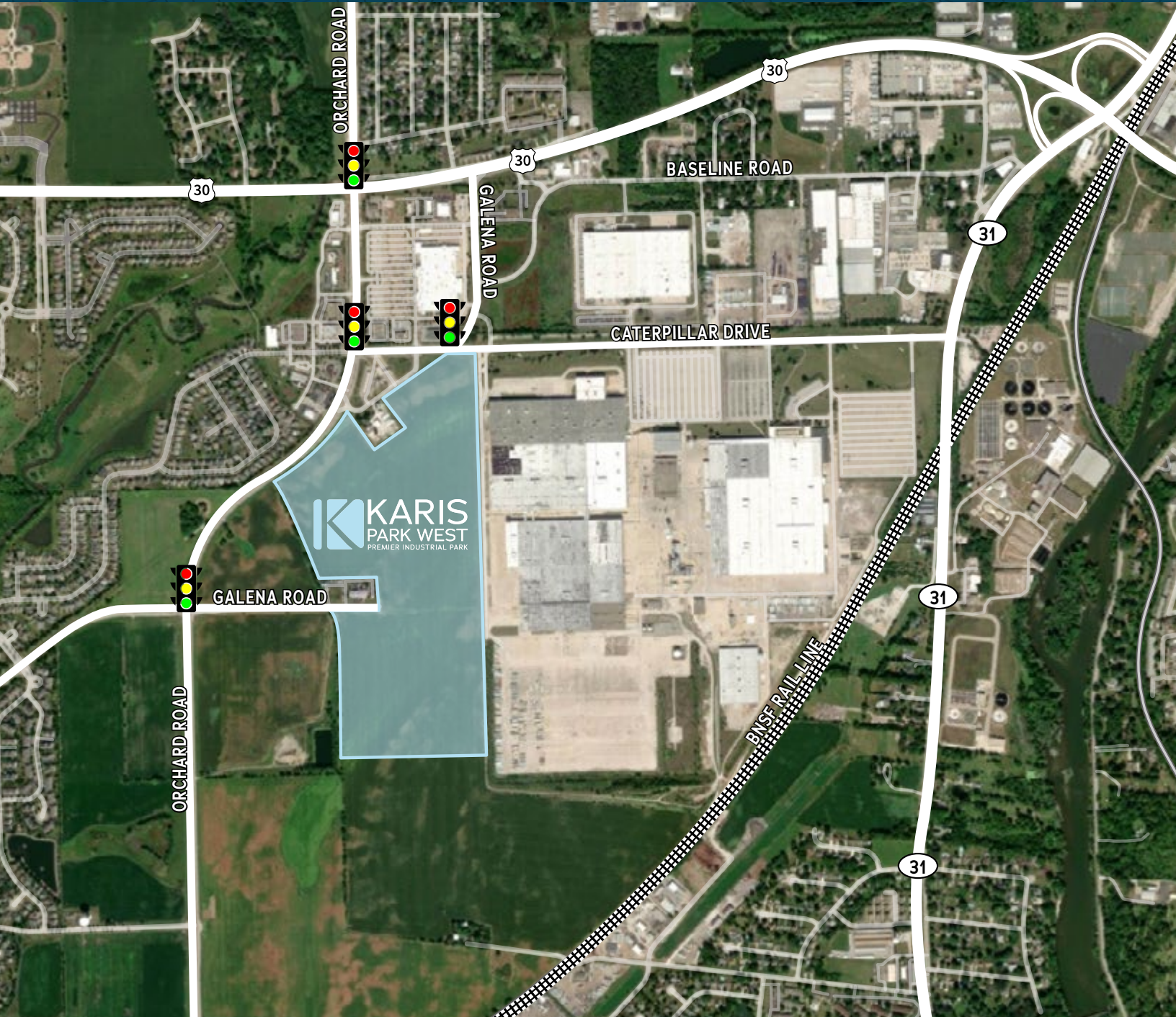




Montgomery, IL

**Build-to-Suit**  
**200,000 - 1,200,000 SF**  
**Zoned and Annexed for Industrial**  
**Incentives in place**



Jones Lang LaSalle Midwest, LLC



# Potential Site Plan

BTS Opportunity  
200,000 - 1,200,000 SF



## Site Data

North Site	
Site Area	97.61 Acres
<b>Detention</b>	
Compensatory Storage Req.	53.44 AC/FT
Detention Storage Req.	51.68 AC/FT
Total Storage Req. & Prov.	105.12 AC/FT
<b>Building Area</b>	1,200,000 SF
<b>Parking</b>	
Car Parking Provided	1,072 Cars
ADA Car Parking Provided	20 Cars
Total Future Cars	1,052 Cars
<b>Drive in Overhead Doors</b>	4 Doors
<b>Total Exterior Docks</b>	306 Docks
<b>Total Trailer Stalls</b>	340 Stalls
<b>Clear Height</b>	36'-0"

# Alternate Site Plan



## Highlights



Favorable  
M-2 zoning



Up to 1,200,000  
SF of big-box  
Industrial



High-capacity  
public utilities



Business-friendly  
municipality



Low Kendall  
County taxes



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



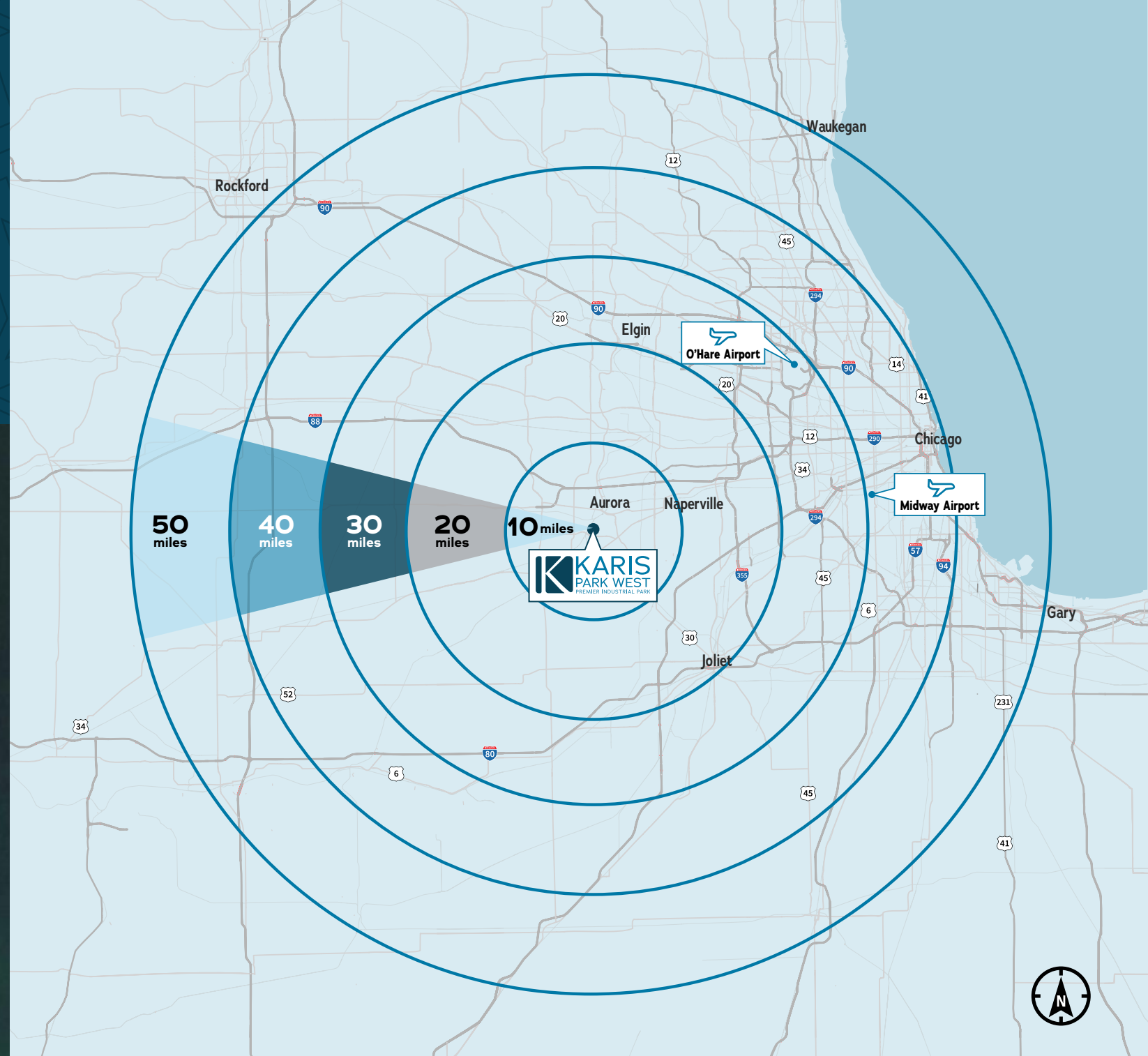
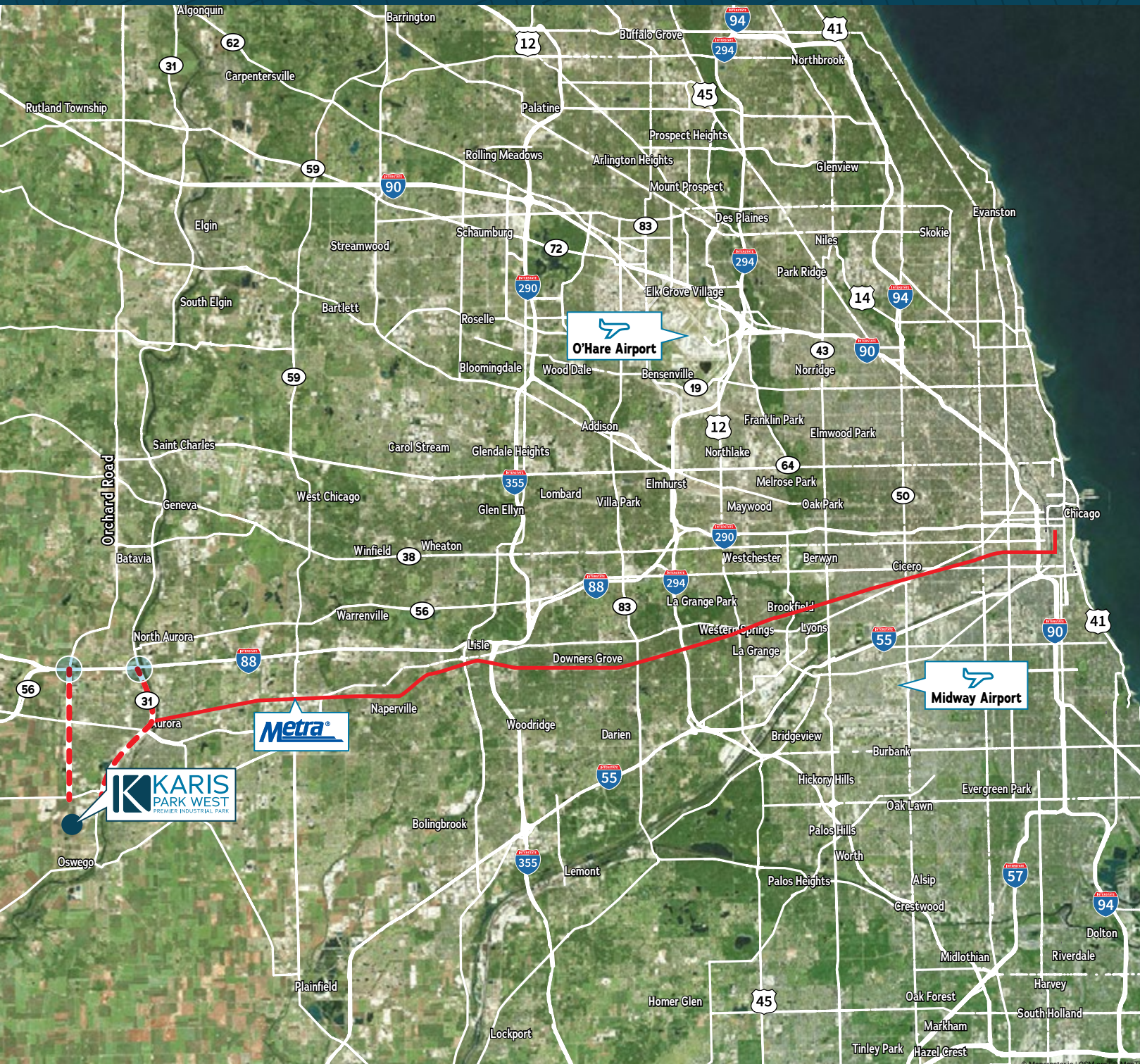
Incentives in place



# Location and Access

## HIGHLIGHTS

- +/-250,000 multi-level skilled labor pool in close proximity
- +/-500,000 household population within 10 miles
- Various points of ingress/egress available along Orchard Rd., Galena Rd., and Caterpillar Dr.
- 50,000+ vehicles along Orchard Rd./Rt. 30 per day
- 4M SF former Caterpillar plant located adjacent to site with significant new tenant activity
- Close proximity to key transportation corridors, IL State Rts. 47 & 31
- 5.88 miles to I-80, full interchange at Orchard Rd., I-80 and I-55 via IL State Rt. 47/Rt. 30



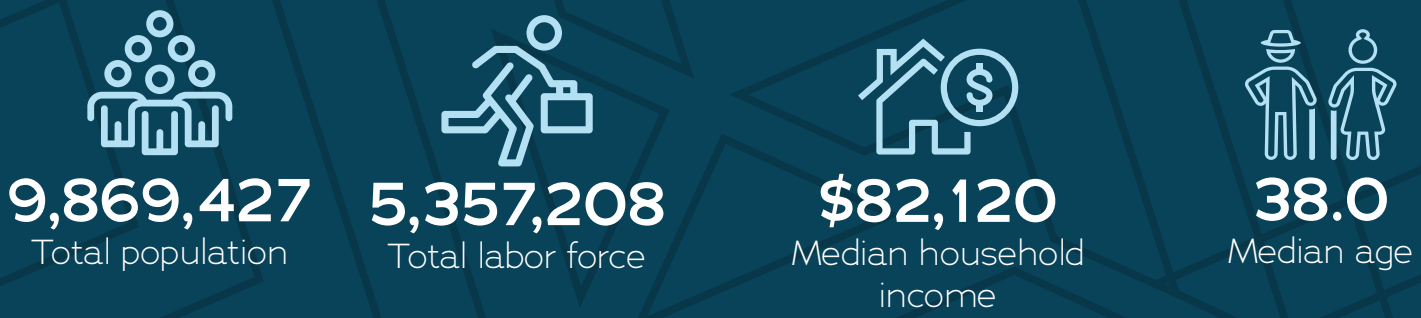
I-88 5.8 miles	ROUTE 30/RT. 47 3.9 miles	ROUTE 59 11 miles	I-55 16.5 miles	I-80 22.3 miles
I-355 24 miles	I-294 30.8 miles	O'HARE INTERNATIONAL AIRPORT 41 miles	MIDWAY INTERNATIONAL AIRPORT 43 miles	CHICAGO 46 miles
<b>INTERMODAL AND RAIL</b>				
UP AUTOMOTIVE FACILITY 16.8 miles		CN JOLIET 28 miles	UP GLOBAL II 32 miles	BNSF LPC ELWOOD 36 miles
UP GLOBAL IV JOLIET 39 miles		BNSF - CICERO 41 miles	CSX BEDFORD PARK 41 miles	IASIS BLUE ISLAND 45 miles



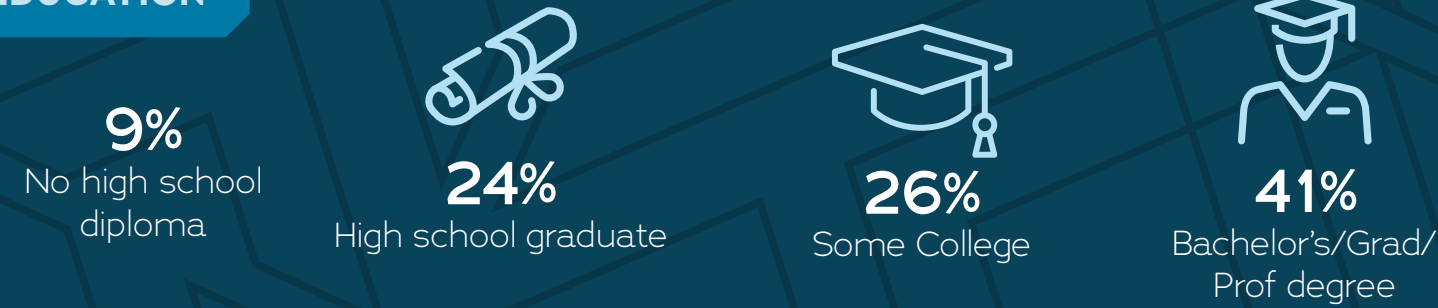
# Local Demographics



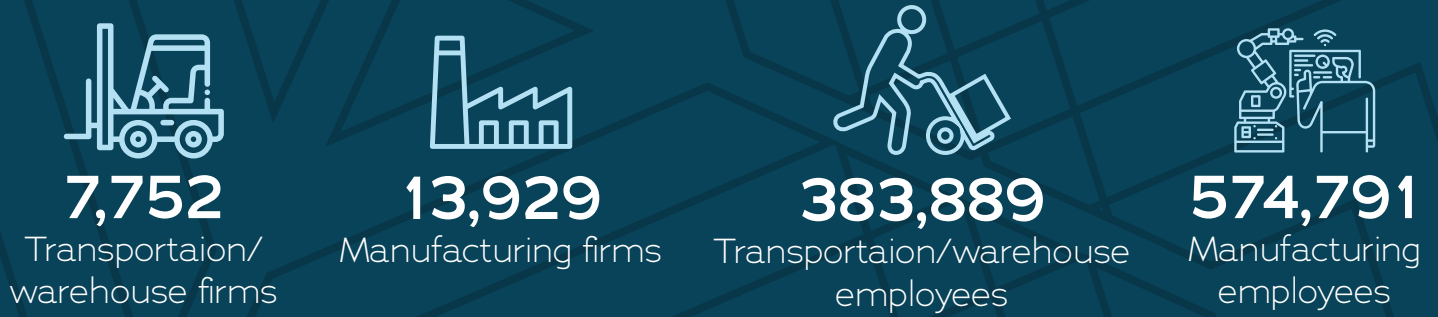
## KEY FACTS



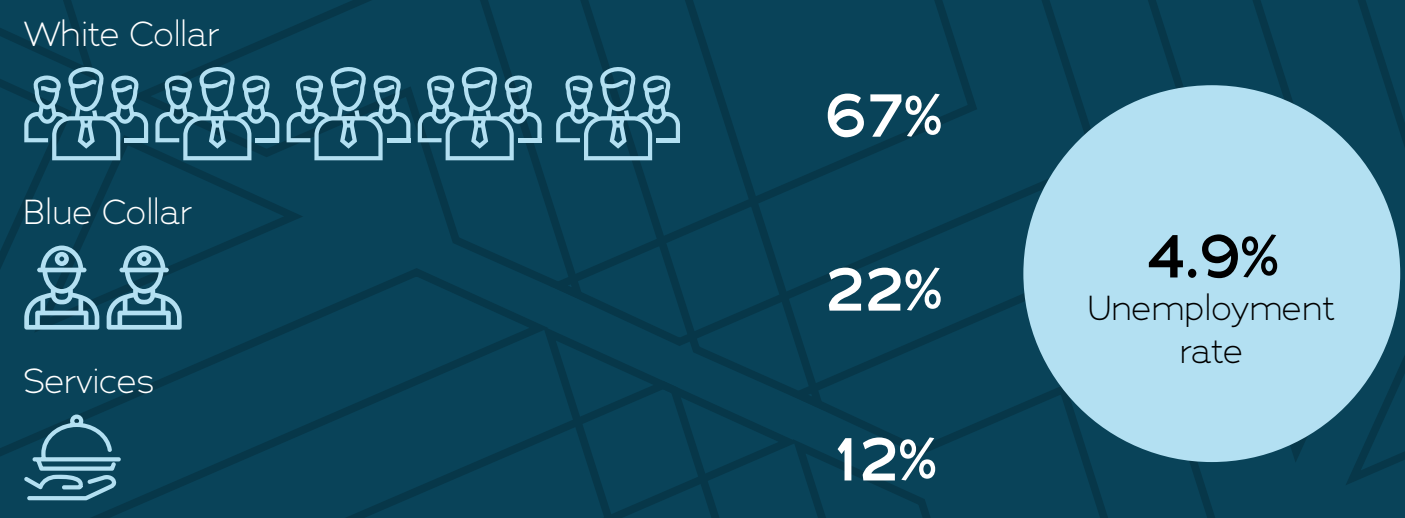
## EDUCATION



## INDUSTRY CONCENTRATION



## EMPLOYMENT





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