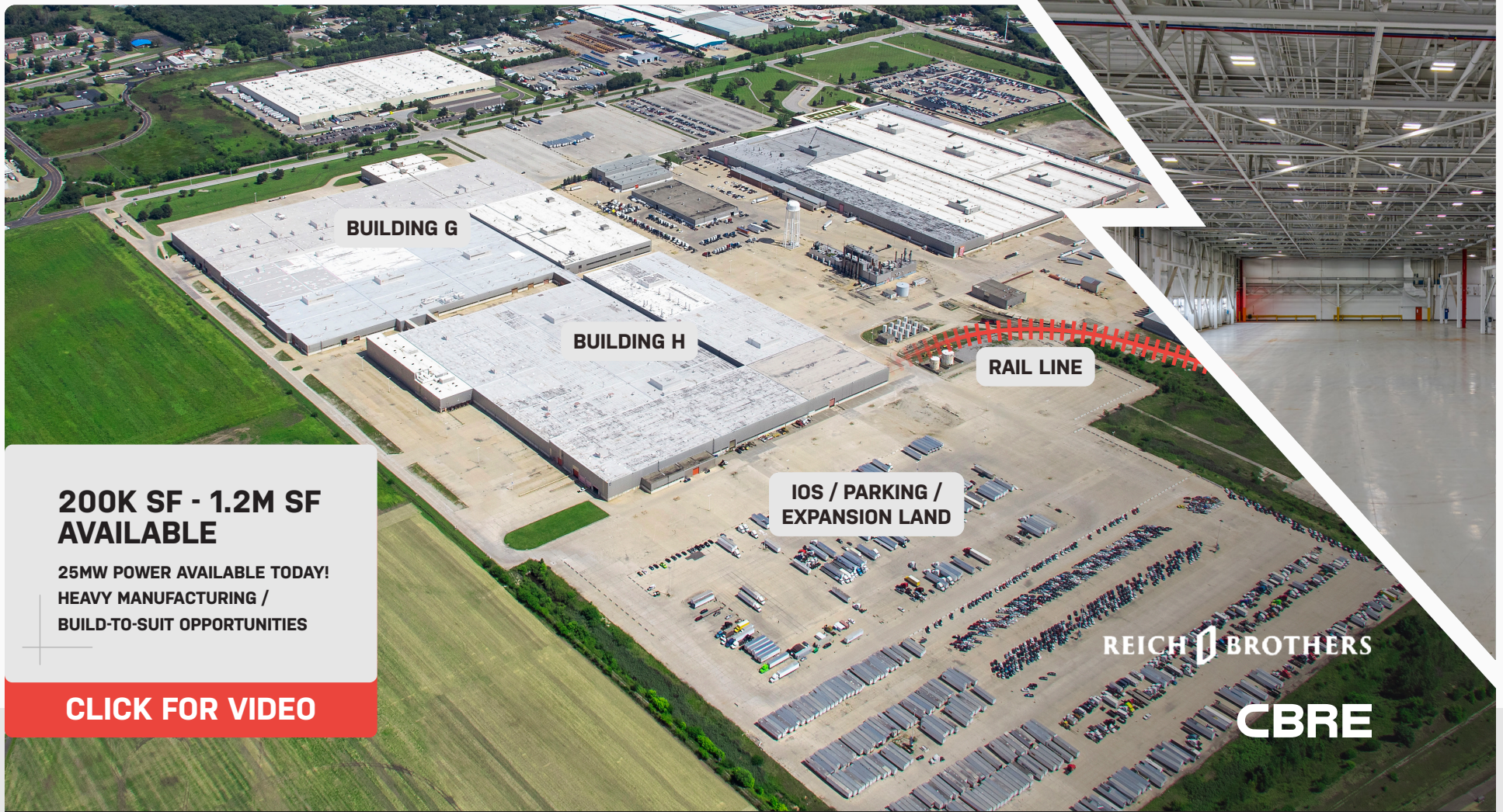




NEWLY RENOVATED, RAIL SERVED INDUSTRIAL PARK

325 State Route 31
Montgomery, Illinois



**200K SF - 1.2M SF
AVAILABLE**

**25MW POWER AVAILABLE TODAY!
HEAVY MANUFACTURING /
BUILD-TO-SUIT OPPORTUNITIES**

CLICK FOR VIDEO

**IOS / PARKING /
EXPANSION LAND**

RAIL LINE

REICH BROTHERS

CBRE

PARK HIGHLIGHTS

The GRID is a newly renovated industrial business park within the Far West Suburbs Industrial Submarket of Chicago, approximately six miles from I-88. The park offers a total of 1.2M SF available with up to 1M SF of contiguous space, and an additional 15-20 acres reserved for future parking, expansion land, IOS, or build-to-suit projects.



\$50M in Significant
Infrastructure
Improvements



Rail Served by BNSF,
BJRY on-site short line
switching provider



Power, 25 MW
Available Today



Cranes, Up to
50-ton capacity



Proactive, Partner
Oriented Ownership



Flexible configurations
available to suit
user needs



FEATURES

HEAVY POWER

Floor loads, gas, air, steam and water
Power service:

- + Up to 25 MW available immediately with ability to bring in 300 MW
- + On-site substations
- + ComEd electric utility service provider



RAIL SERVED (BNSF)

- + Two existing rail spurs on site with
- + 6,000+ annual rail car capacity
- + Landlord owns all on-site tracks with the ability to activate multiple spurs



COMPETITIVE OPEX

- + RET: \$0.39 PSF
- + CAM: \$0.74 PSF
- + INS: \$0.21 PSF



PARKING

- + Negotiable trailer parking stalls
- + 3,500+ car parking capacity



CRANES

- + Existing infrastructure throughout buildings G & H
- + 5-ton to 50-ton capacity



EXPANSION LAND AVAILABLE

- + Trailer parking
- + Outdoor storage
- + Build-to-suit



SUBDIVISION / PLATS / ZONING

- + Available upon request
- + M-2 heavy industrial zoned



ON-SITE WATER RESERVOIR

- + 300,000 gallon water tower with waste water pretreatment facility
- + Waste water treatment plan 100k gallon batch process designed for ~1M gallons daily
- + Three deep wells



UPDATED FEATURES

NEW ROOF SYSTEMS & SPRINKLER UPGRADES

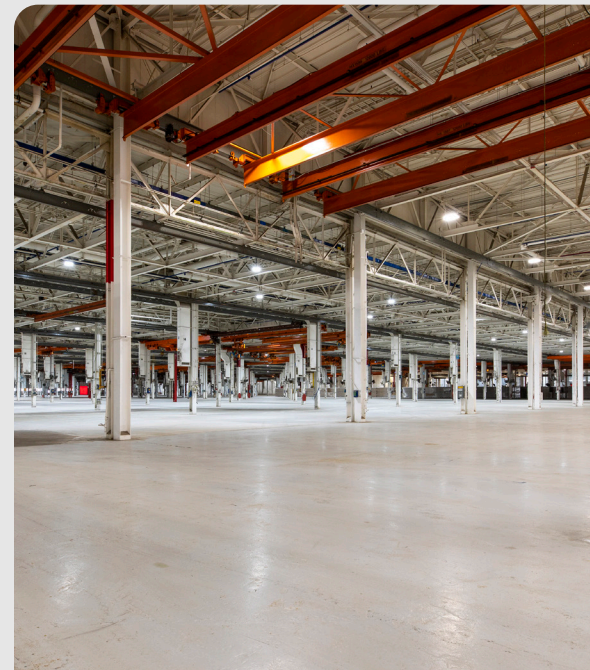
LED LIGHTING THROUGHOUT

WHITEBOXED WAREHOUSE

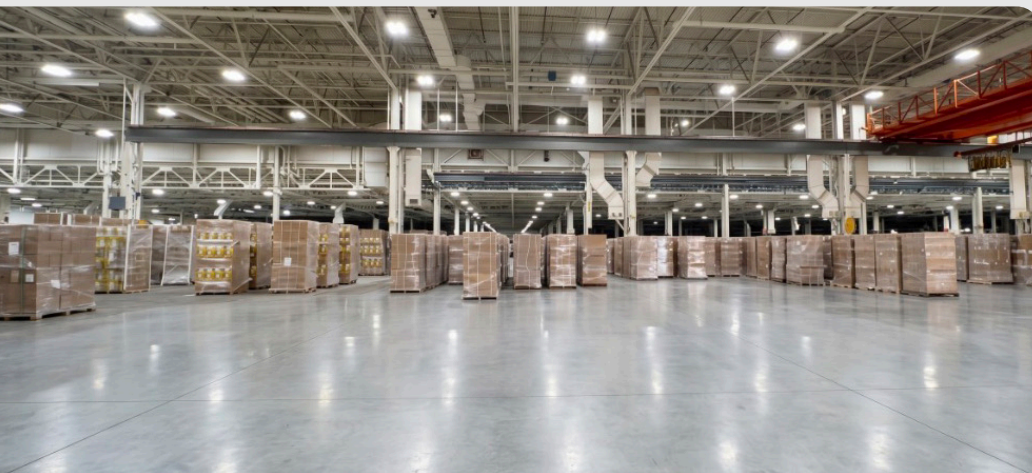
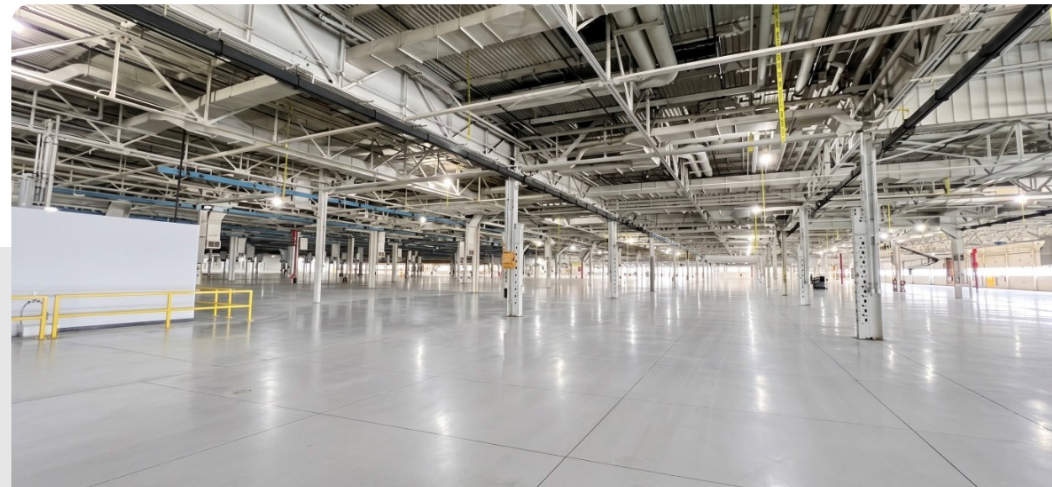
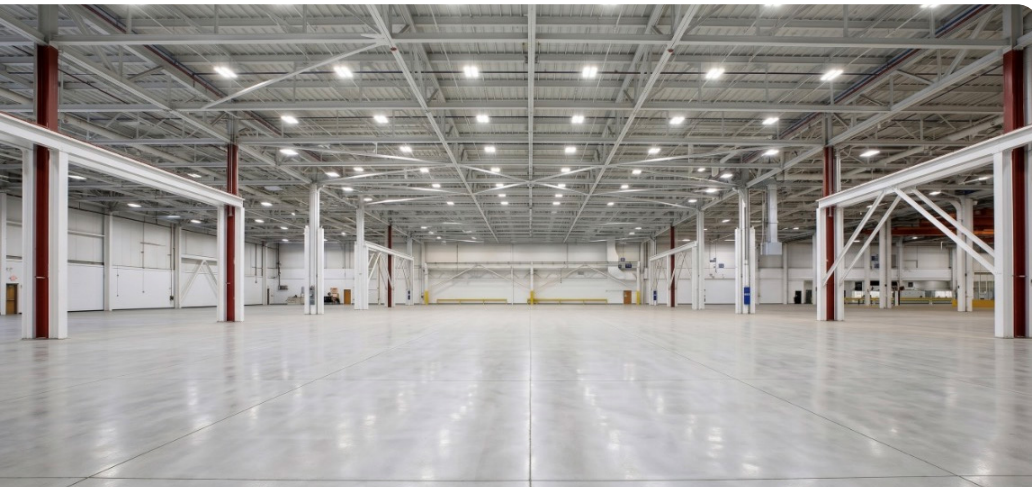
8" FLOOR SLAB REPLACEMENT

NEW INTERIOR LOADING DOCKS & DRIVE-IN DOORS

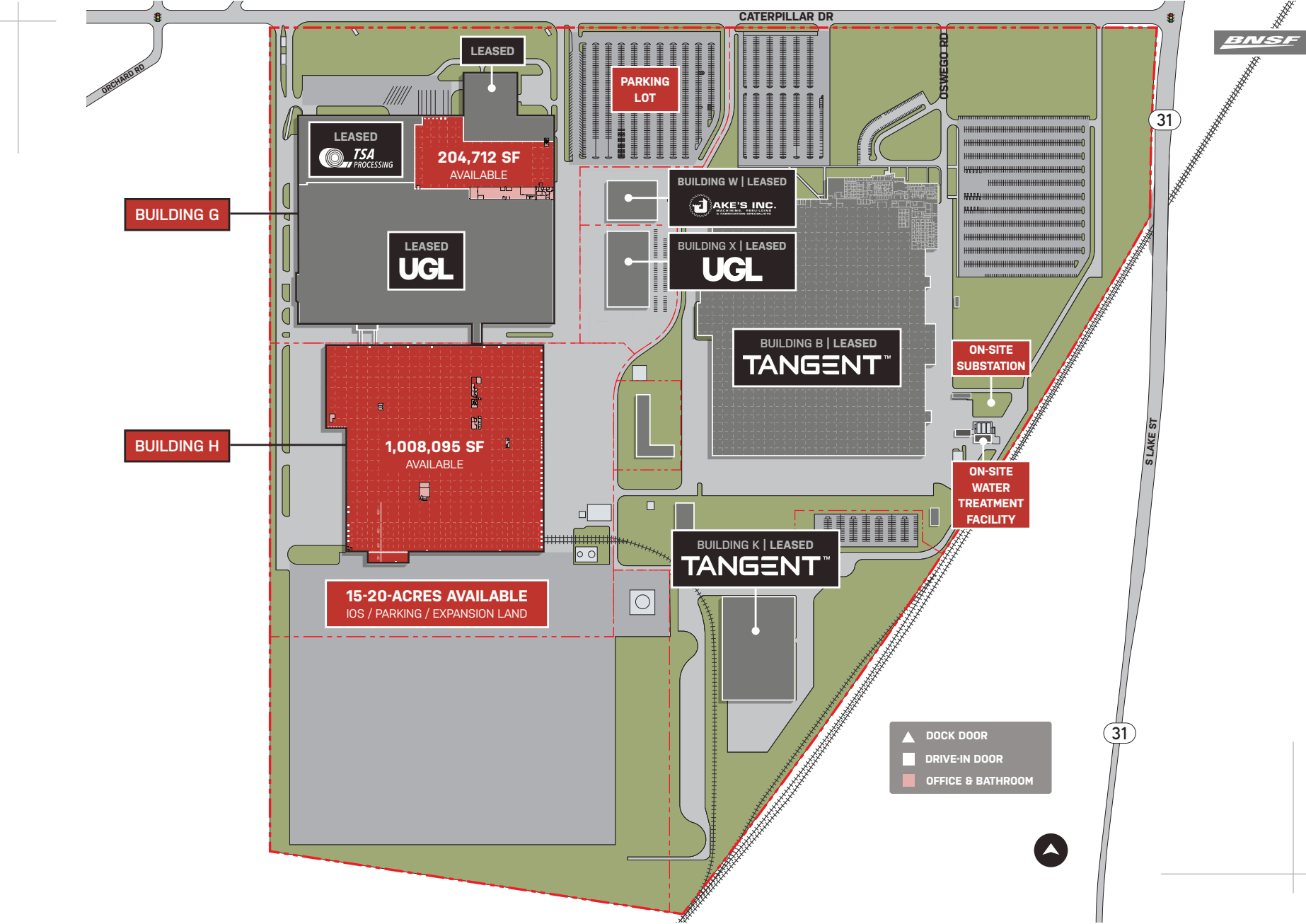
BRAND NEW INTERIOR/EXTERIOR RAIL



MODERNIZED BUILD-OUT / IMMEDIATE FUNCTIONALITY



FULL PARK PLAN



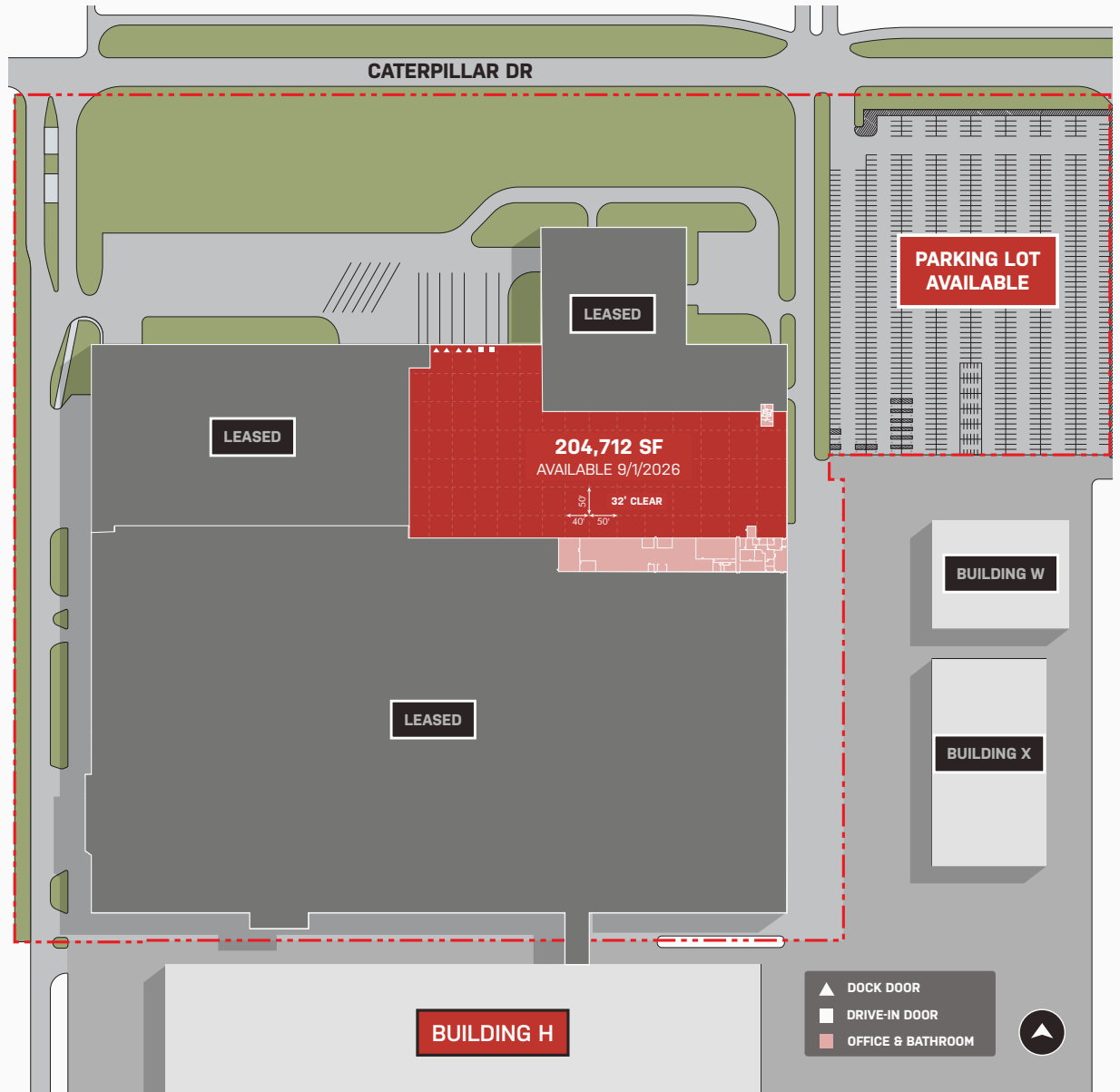
BUILDING G

204,712 SF AVAILABLE

CAD AVAILABLE UPON REQUEST

BUILDING SPECS

	204,712 SF	
BUILDING SIZE	1,124,982 SF	
AVAILABLE SIZE	180,952 SF	
OFFICE SIZE	23,760 SF Existing To Suit	
CLEAR HEIGHT	32' Clear	
LOADING DOCKS	4 Exterior	
DRIVE-IN DOORS	2	
COLUMN SPACING	40' X 50'	50' x 50'
CAR PARKING	1,300 Spaces Negotiable	
TRAILER PARKING	Negotiable	
FLOOR THICKNESS	8" Concrete (Completed 2026)	
OPERATING EXPENSES	RET \$0.39 PSF CAM \$0.74 PSF INS \$0.21 PSF	
CRANE CAPACITY	Up to 17-Tons	
ASKING LEASE RATE	Subject to Offer	
DATE AVAILABLE	9/1/2026	



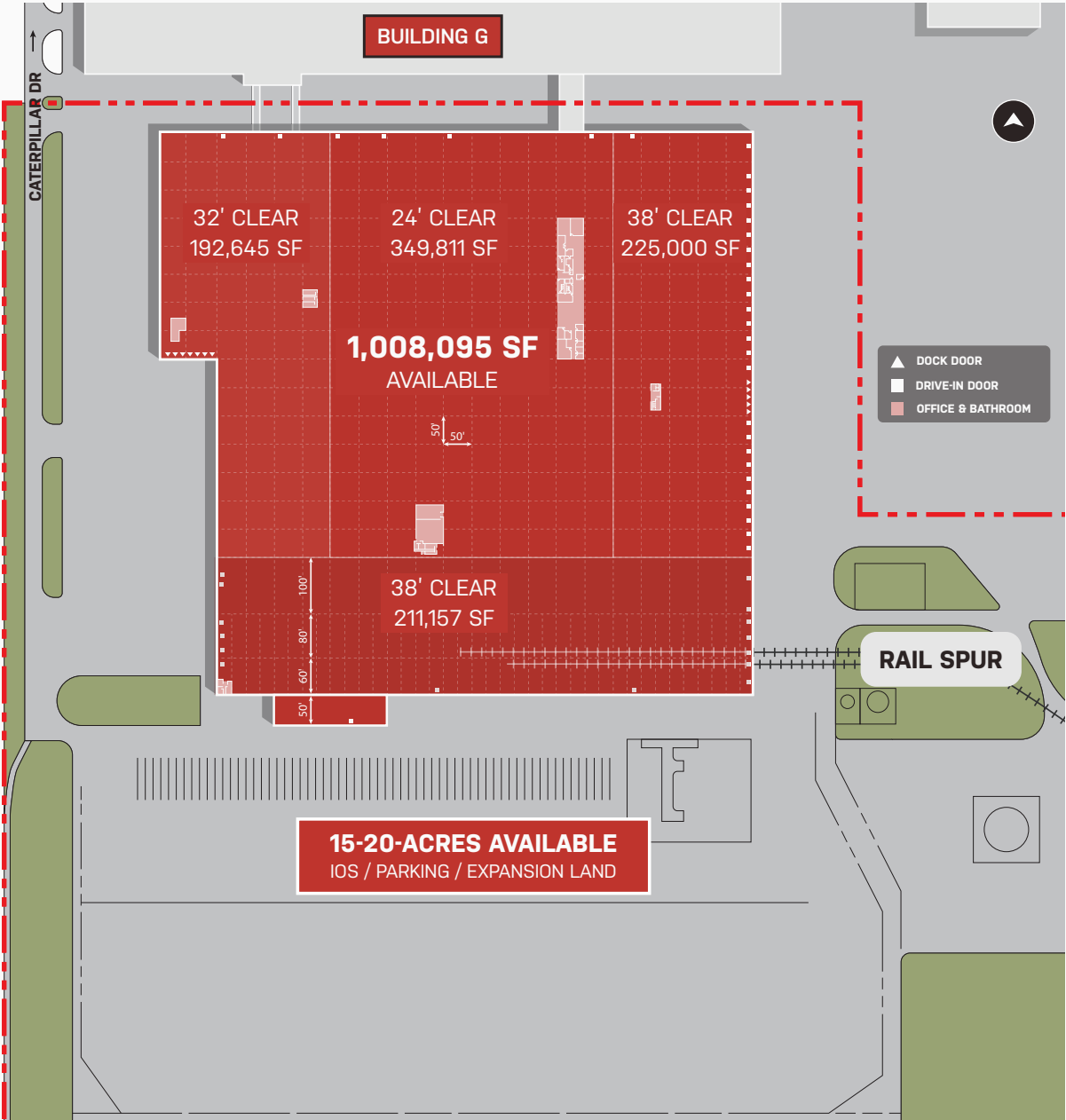
BUILDING H

1,008,095 SF AVAILABLE

CAD AVAILABLE UPON REQUEST

BUILDING SPECS

BUILDING SIZE	1,008,095 SF
AVAILABLE SIZE	1,008,095 SF
OFFICE SIZE	12,500 SF Existing To Suit
CLEAR HEIGHT	24' - 38'
LOADING DOCKS	12 Exterior (Expandable)
DRIVE-IN DOORS	46 (Expandable)
COLUMN SPACING	50' x 50' (Typical)
CAR PARKING	Negotiable
TRAILER PARKING	Negotiable
FLOOR THICKNESS	8" Concrete (Completed 2026)
OPERATING EXPENSES	RET \$0.39 PSF CAM \$0.74 PSF INS \$0.21 PSF
CRANE CAPACITY	Up to 50-Tons
ASKING LEASE RATE	Subject to Offer
DATE AVAILABLE	Immediately





**KEVIN
SEGERSON**
EXECUTIVE VICE PRESIDENT

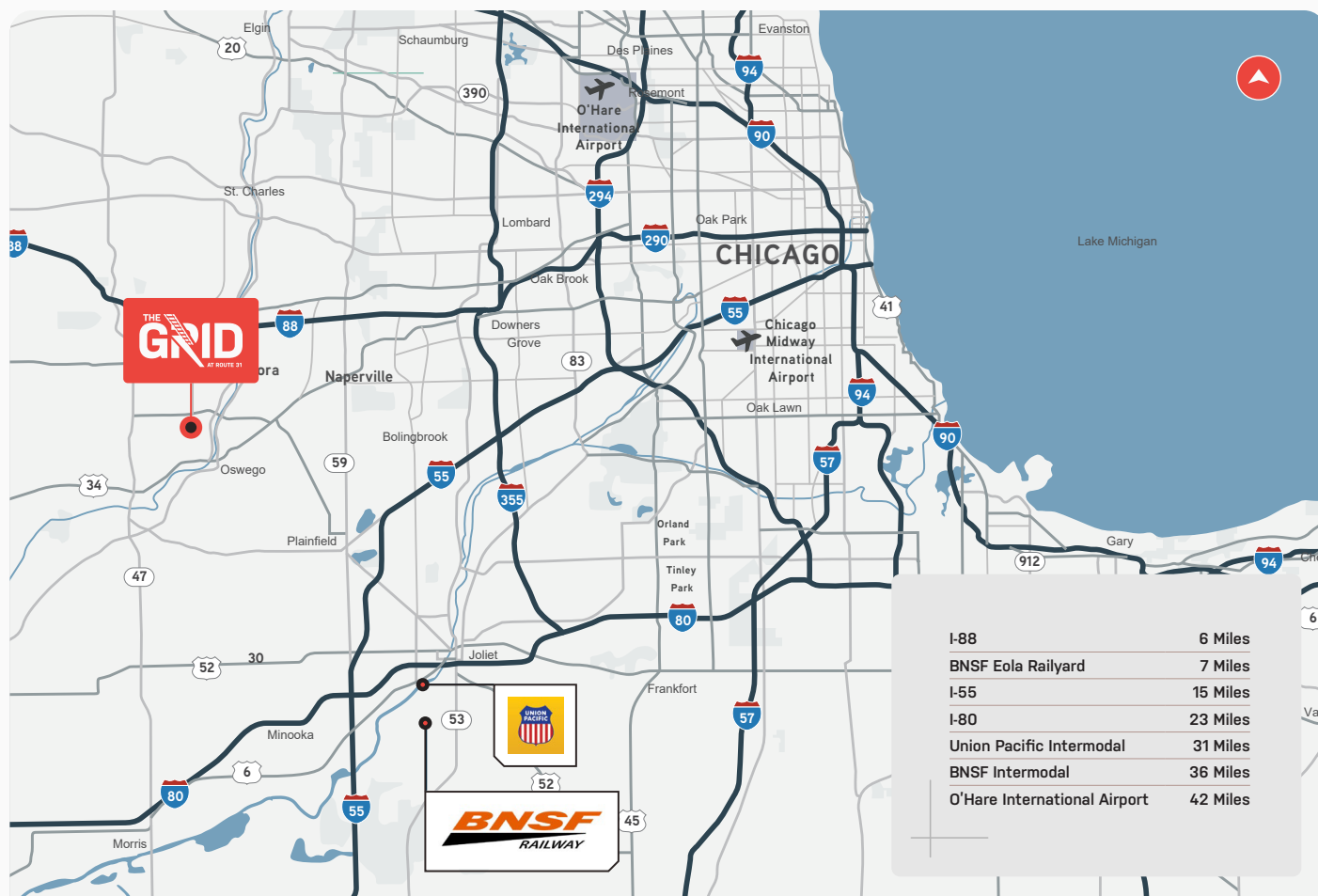
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