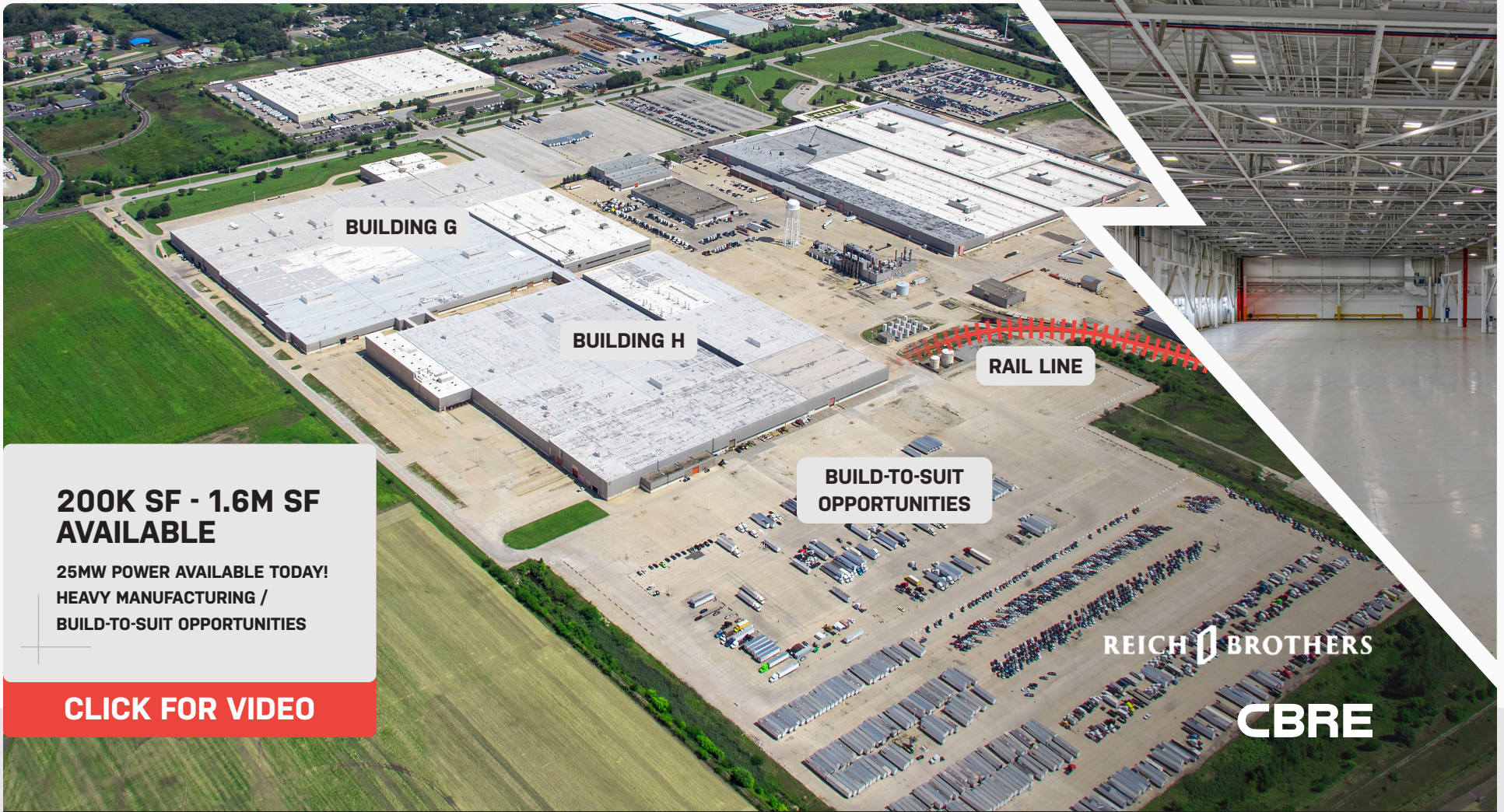




NEWLY RENOVATED, RAIL SERVED INDUSTRIAL PARK

325 State Route 31
Montgomery, Illinois



**200K SF - 1.6M SF
AVAILABLE**

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

**BUILD-TO-SUIT
OPPORTUNITIES**

REICH  BROTHERS

CBRE

CLICK FOR VIDEO

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 1.6M SF available with up to 1M SF of contiguous space, and an additional 15-20 acres reserved for future parking, 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



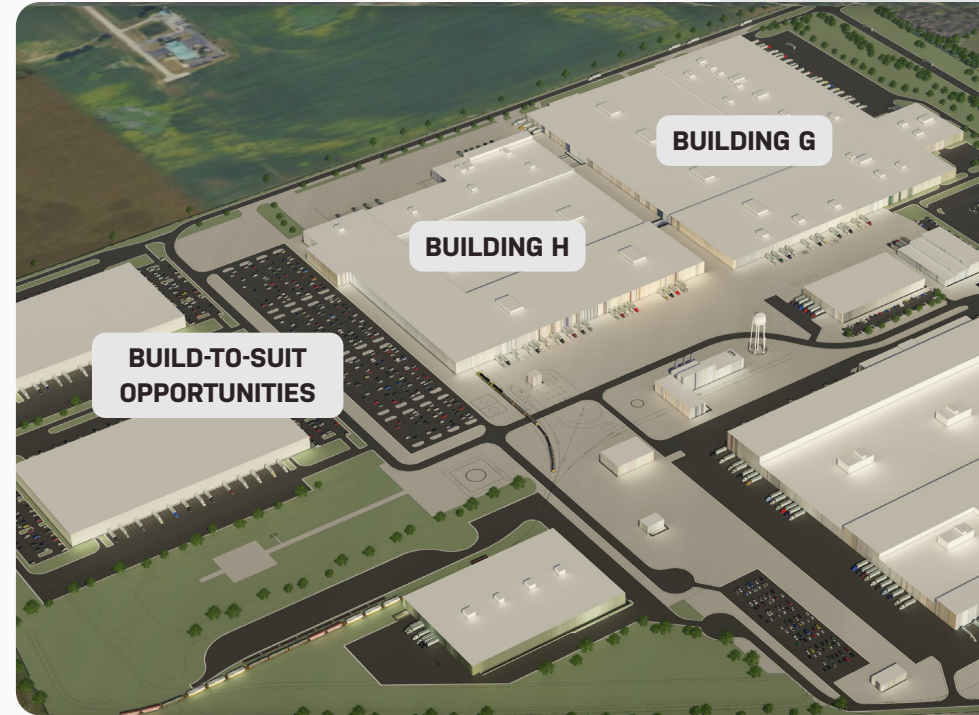
Cranes, Up to 50-ton capacity



Proactive, Partner Oriented Ownership



Flexible configurations available to suit user needs



FEATURES

HEAVY INFRASTRUCTURE

- Floor loads, gas, air, steam and water Power service:
- + Up to 12,000a available immediately
 - + Ability to bring in 300 MW
 - + On-site substations



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
- + Three deep wells



UPDATED FEATURES

NEW ROOF SYSTEMS & SPRINKLER UPGRADES

LED LIGHTING THROUGHOUT

WHITEBOXED WAREHOUSE

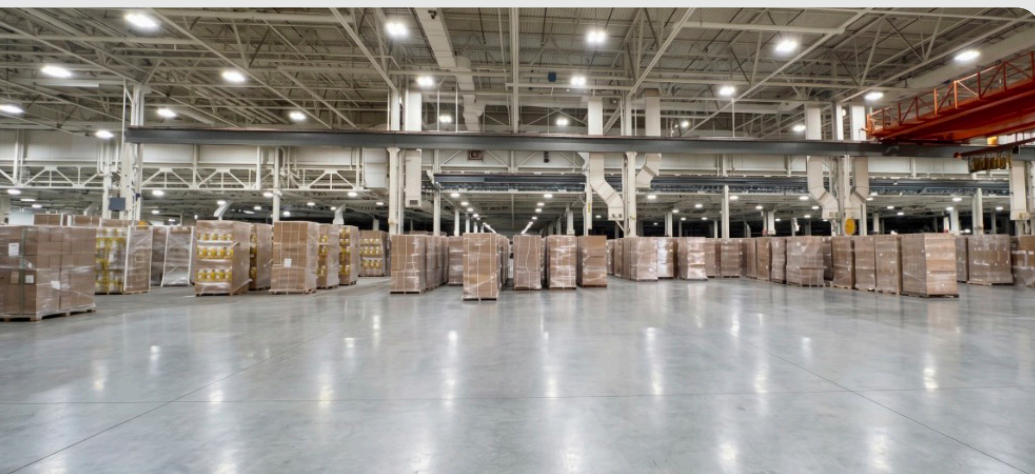
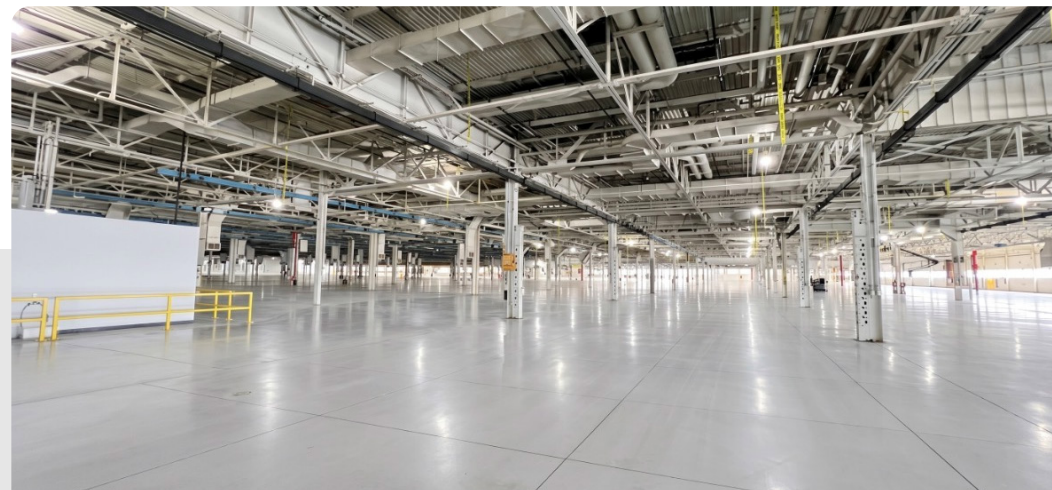
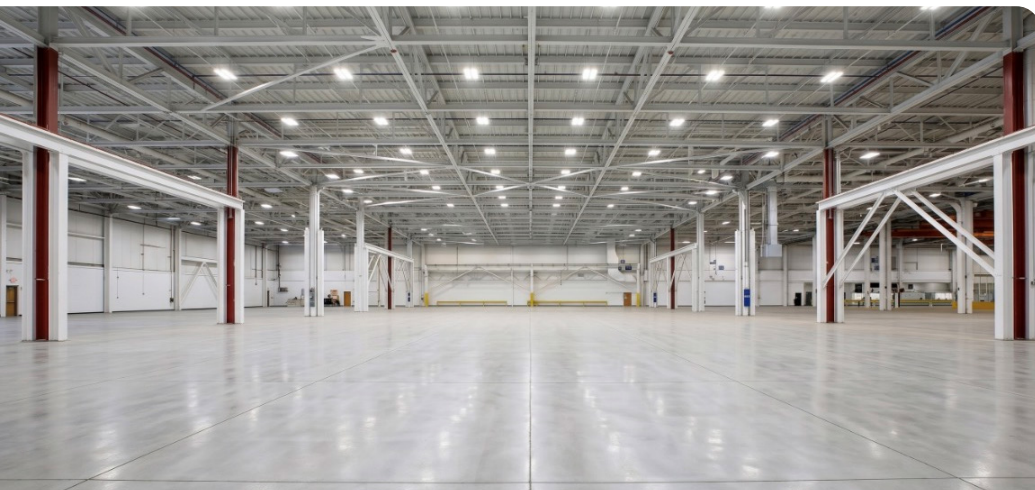
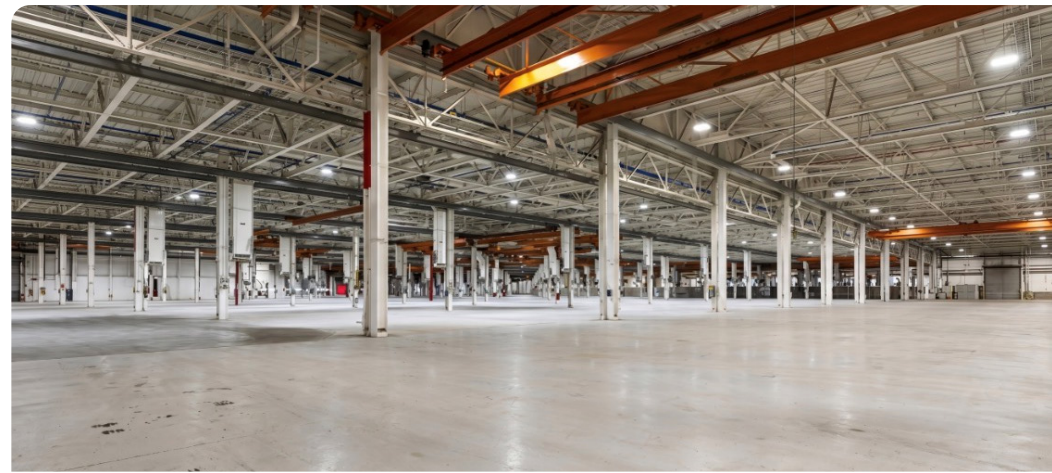
8" FLOOR SLAB REPLACEMENT

NEW INTERIOR LOADING DOCKS & DRIVE-IN DOORS

BRAND NEW INTERIOR/EXTERIOR RAIL



MODERNIZED BUILD-OUT / IMMEDIATE FUNCTIONALITY



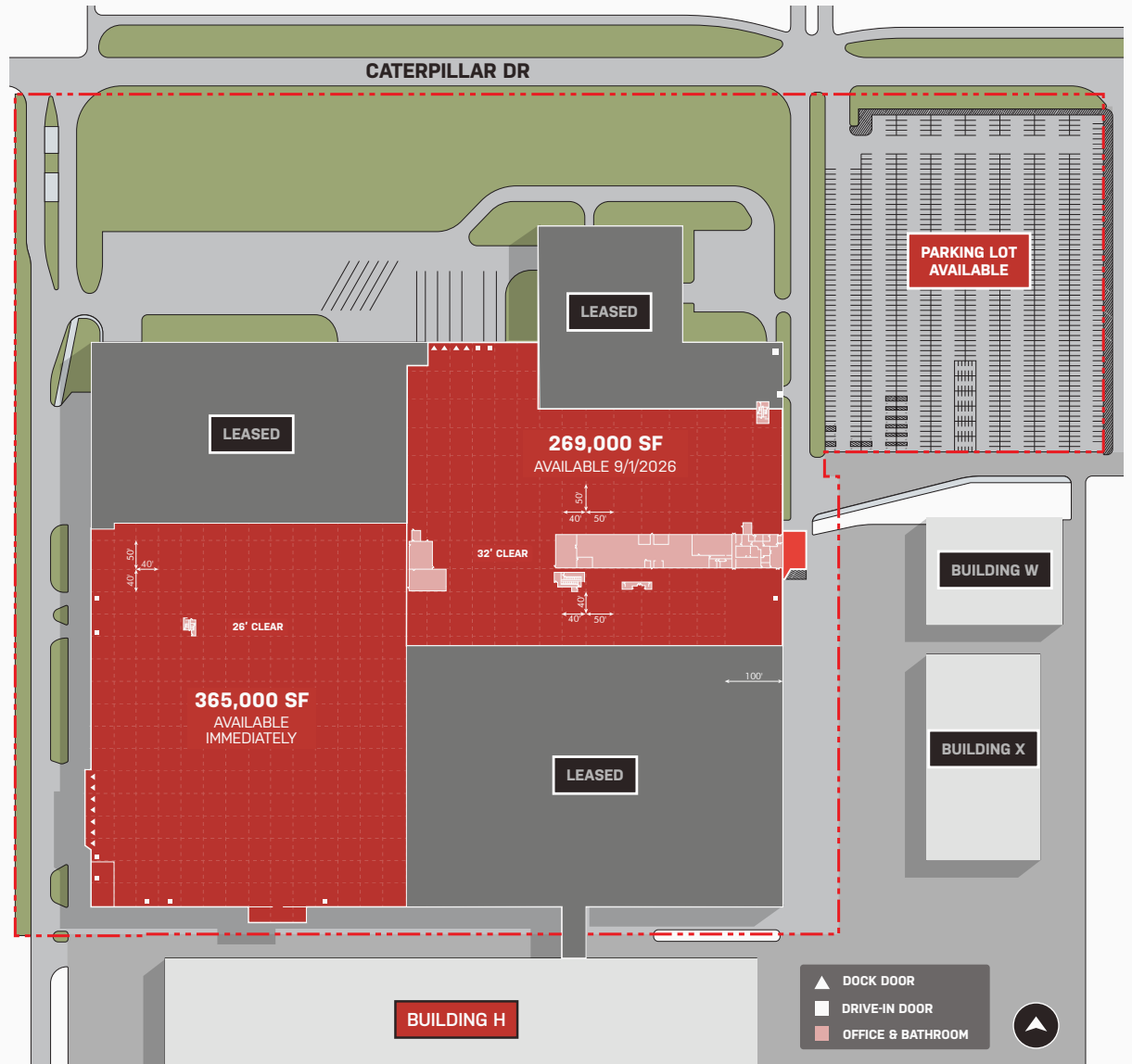
BUILDING G

634,000 SF AVAILABLE (DIVISIBLE)

CAD AVAILABLE UPON REQUEST

BUILDING SPECS

	365,000 SF	269,000 SF
BUILDING SIZE	1,124,982 SF	
AVAILABLE SIZE	365,000 SF	269,000 SF
OFFICE SIZE	To Suit	
CLEAR HEIGHT	24' Clear	32' Clear
LOADING DOCKS	7 Interior	4 Exterior
DRIVE-IN DOORS	5	3
COLUMN SPACING	40' X 40'	50' x 50'
CAR PARKING	1,300 Spaces	
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	Immediately	9/1/2026



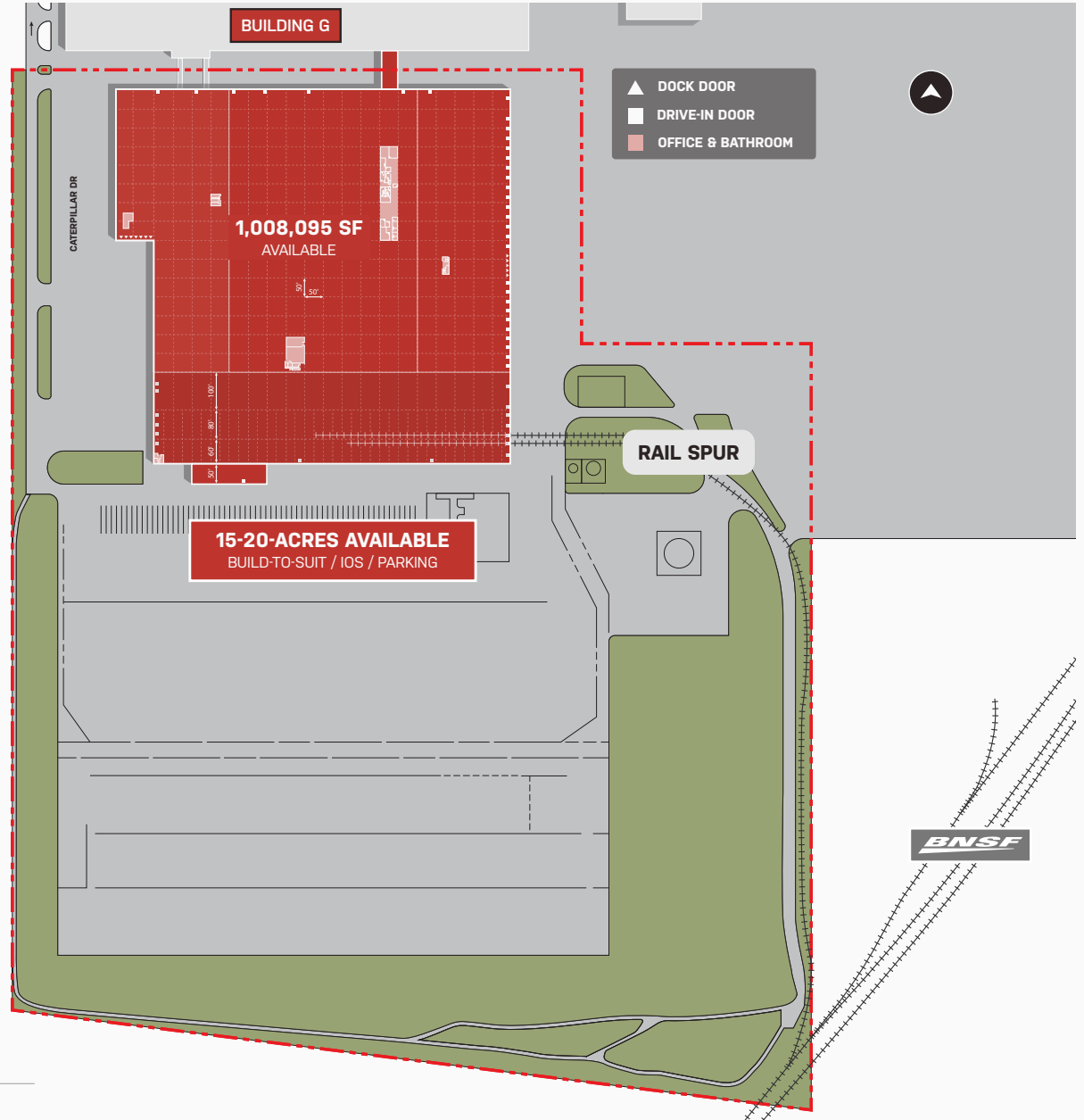
BUILDING H

978,613 SF AVAILABLE

CAD AVAILABLE UPON REQUEST

BUILDING SPECS

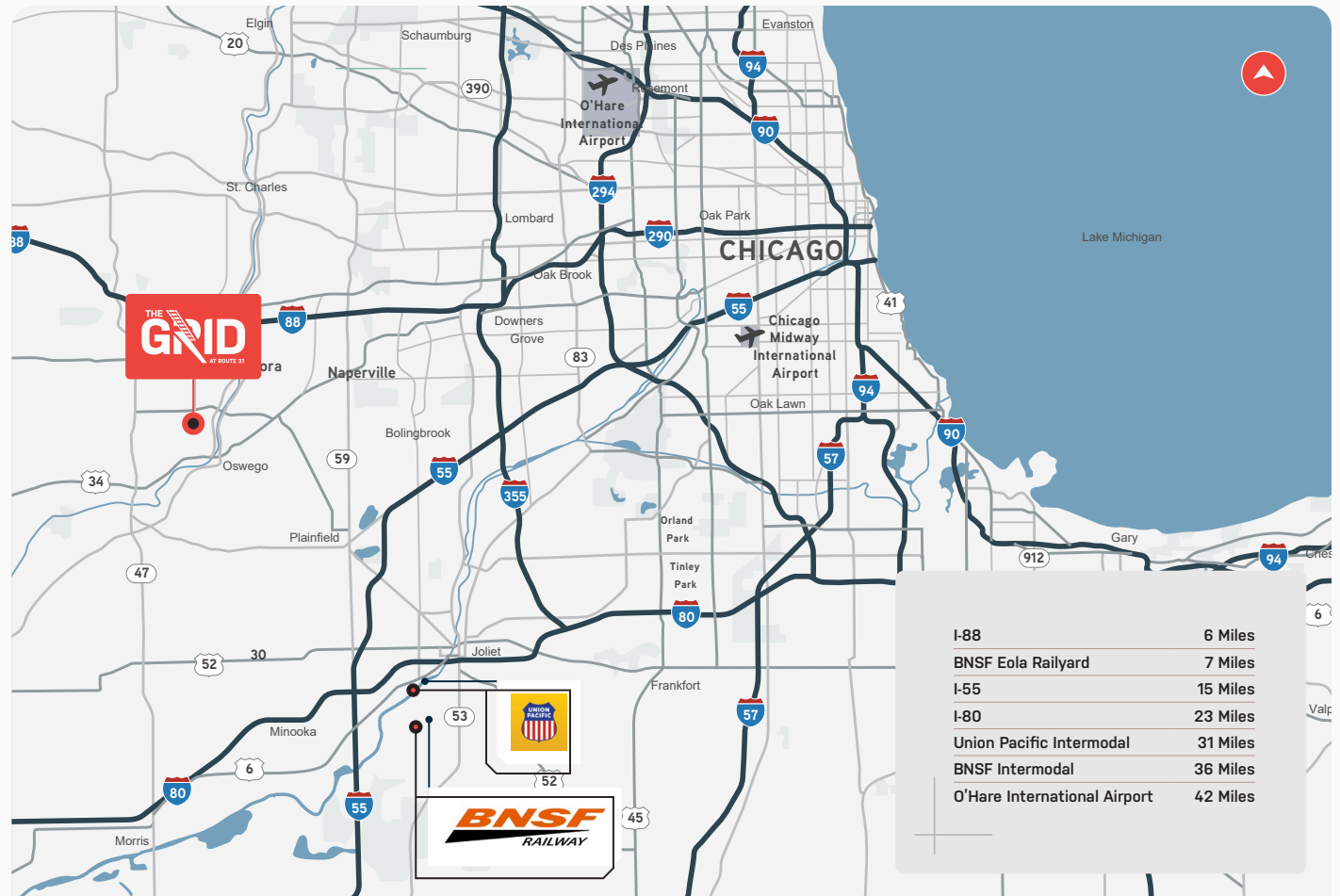
BUILDING SIZE	1,008,095 SF
AVAILABLE SIZE	1,008,095 SF
OFFICE SIZE	12,500 SF Existing To Suit
CLEAR HEIGHT	24' - 38'
LOADING DOCKS	12 Exterior (Expandable)
DRIVE-IN DOORS	46 (Expandable)
COLUMN SPACING	50' x 50'
CAR PARKING	Negotiable
TRAILER PARKING	Negotiable
FLOOR THICKNESS	8" Concrete (Completed 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





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