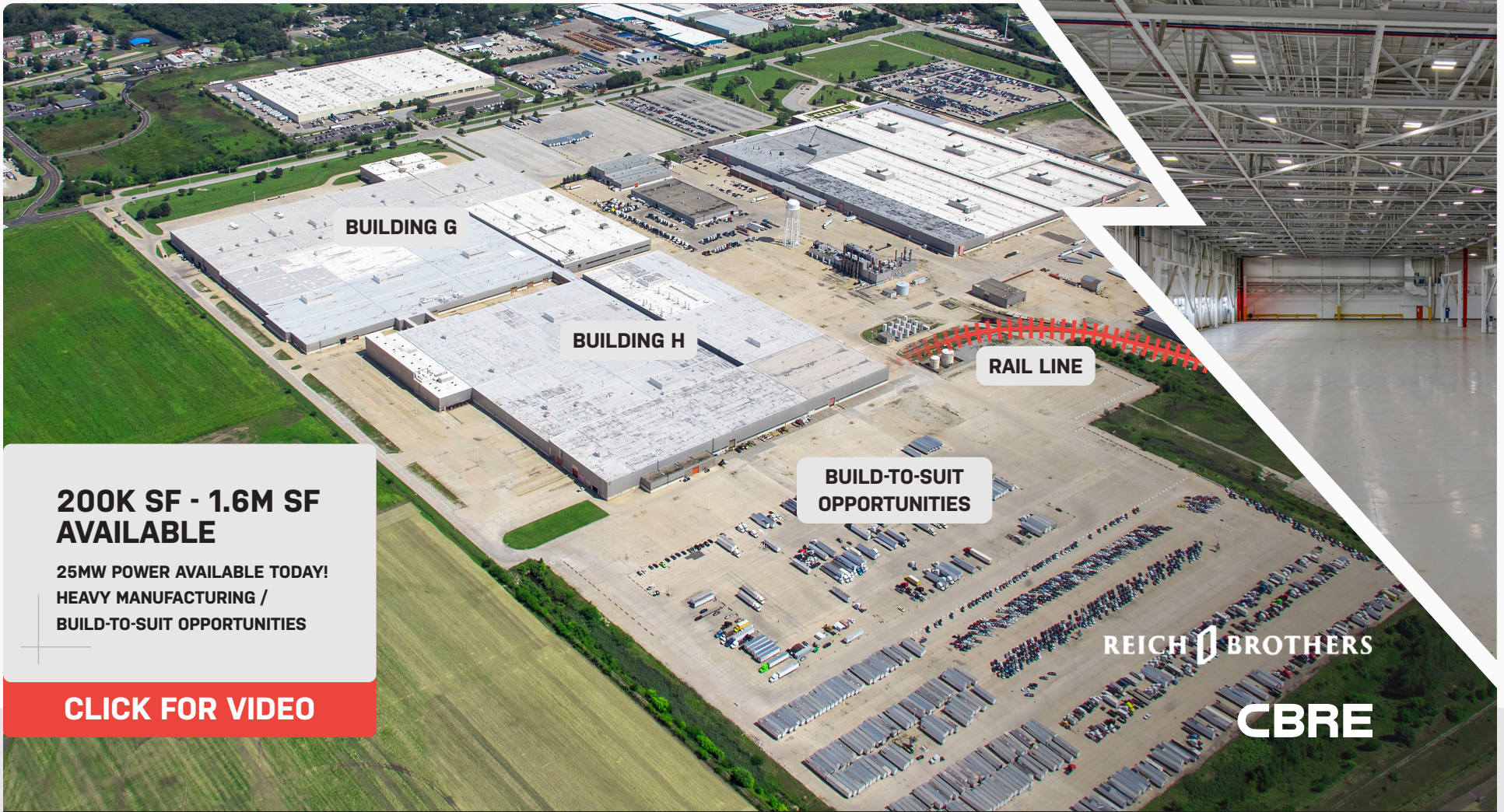




NEWLY RENOVATED, RAIL SERVED INDUSTRIAL PARK

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



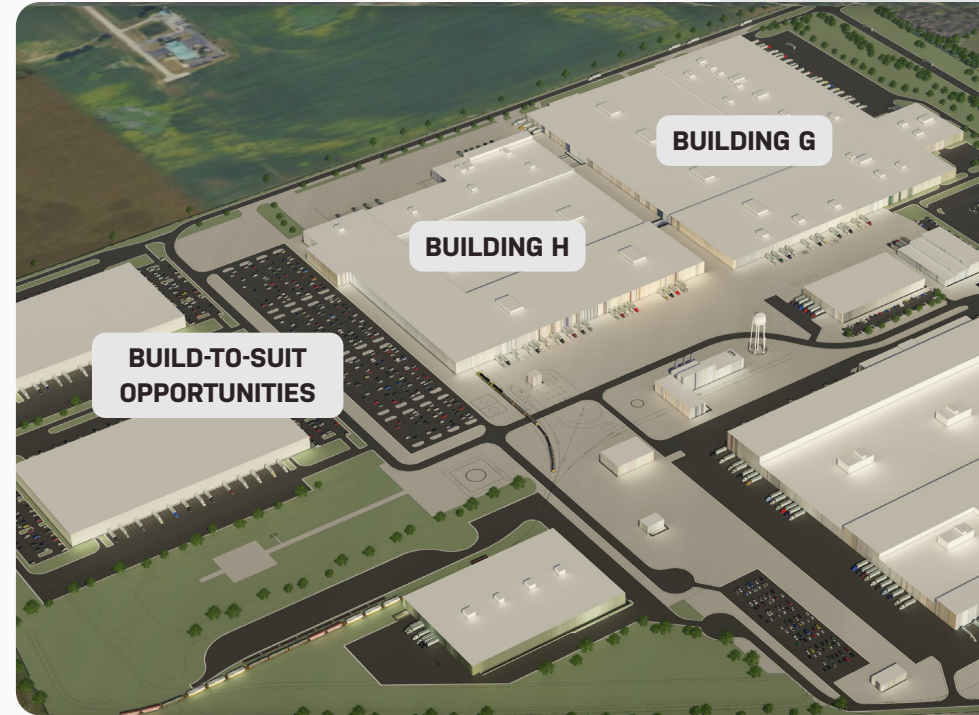
Cranes, Up to 50-ton capacity



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 25 MW available immediately with 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

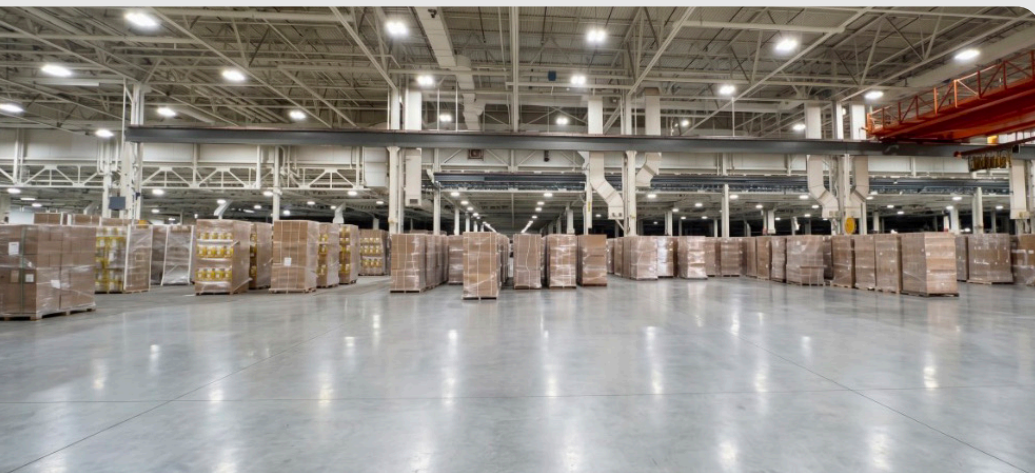
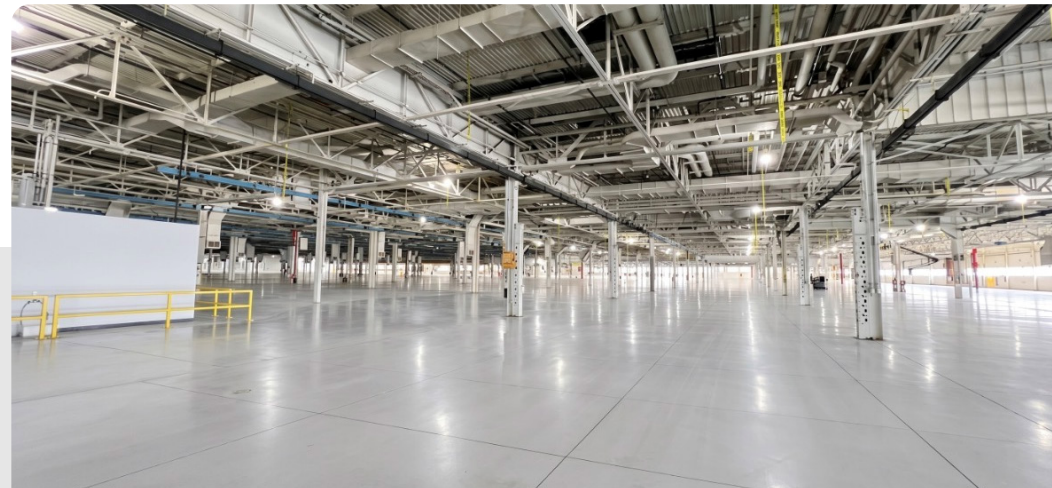
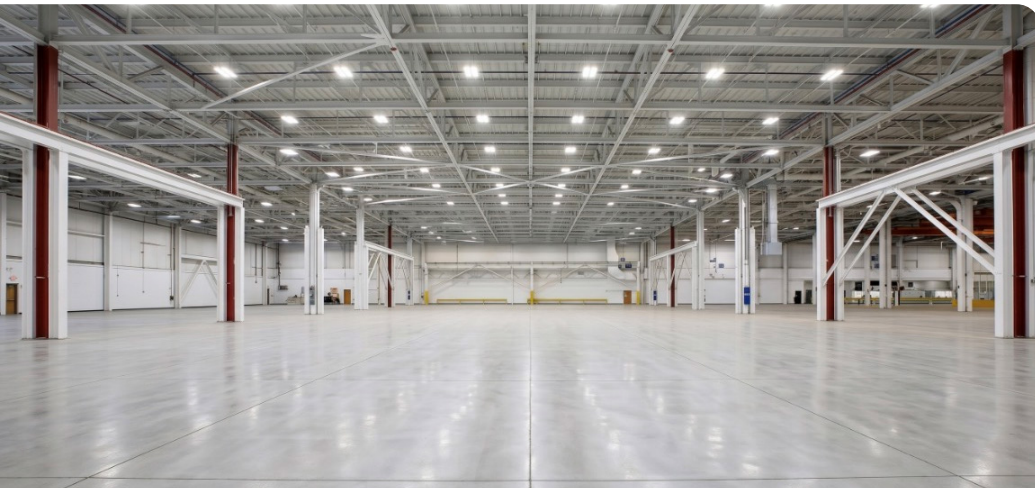
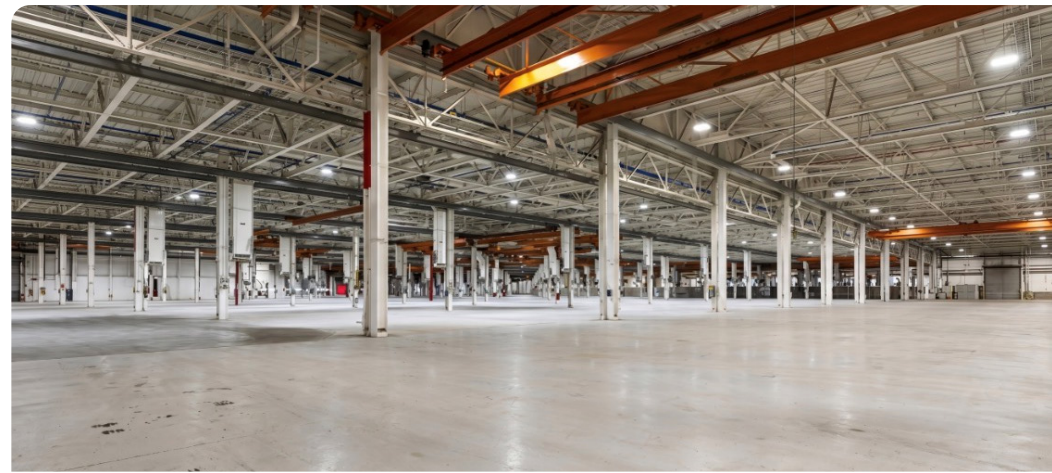
8" FLOOR SLAB REPLACEMENT

NEW INTERIOR LOADING DOCKS & DRIVE-IN DOORS

BRAND NEW INTERIOR/EXTERIOR RAIL



MODERNIZED BUILD-OUT / IMMEDIATE FUNCTIONALITY



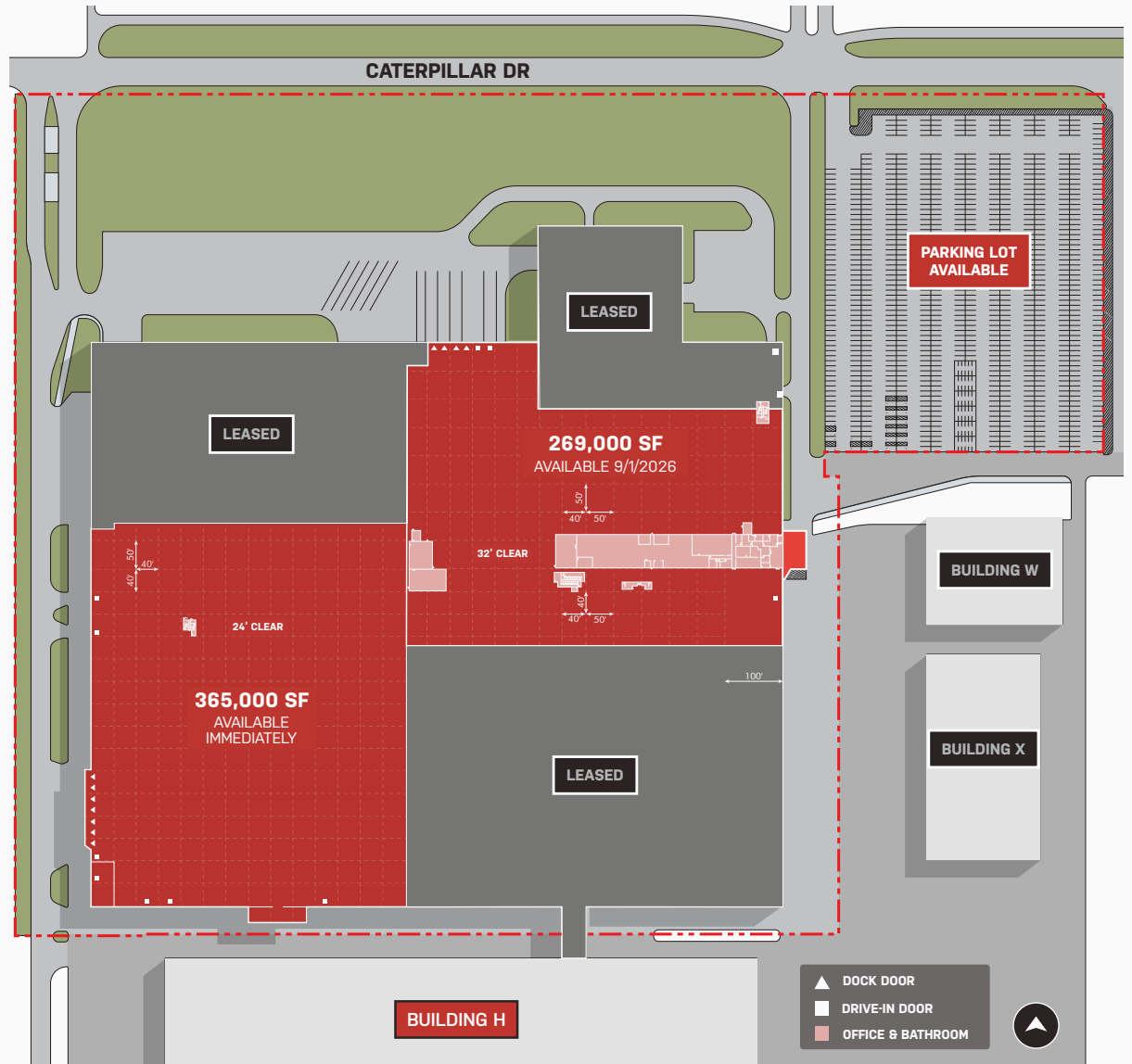
BUILDING G

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 |



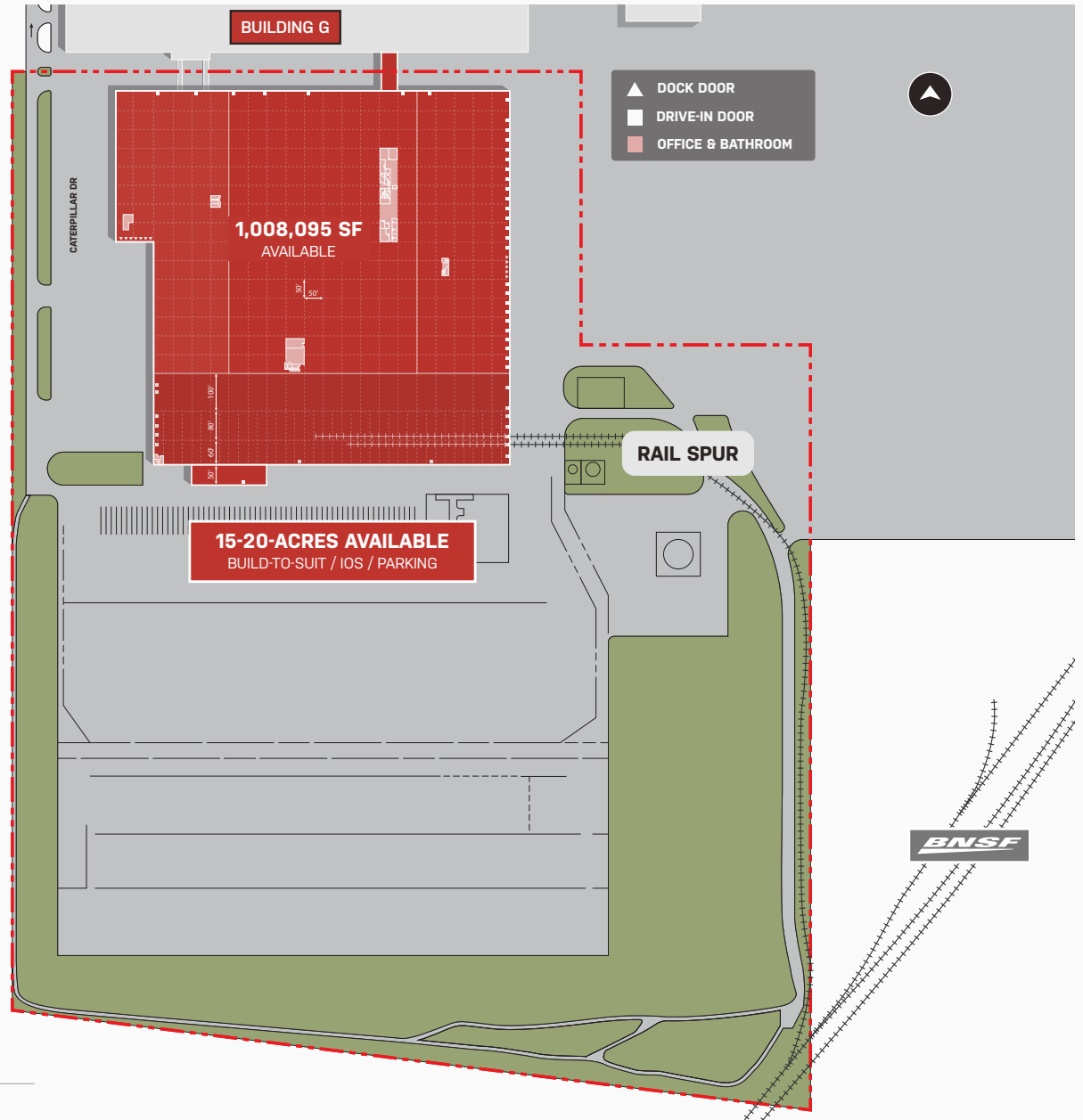
BUILDING H

978,613 SF AVAILABLE

CAD AVAILABLE UPON REQUEST

BUILDING SPECS

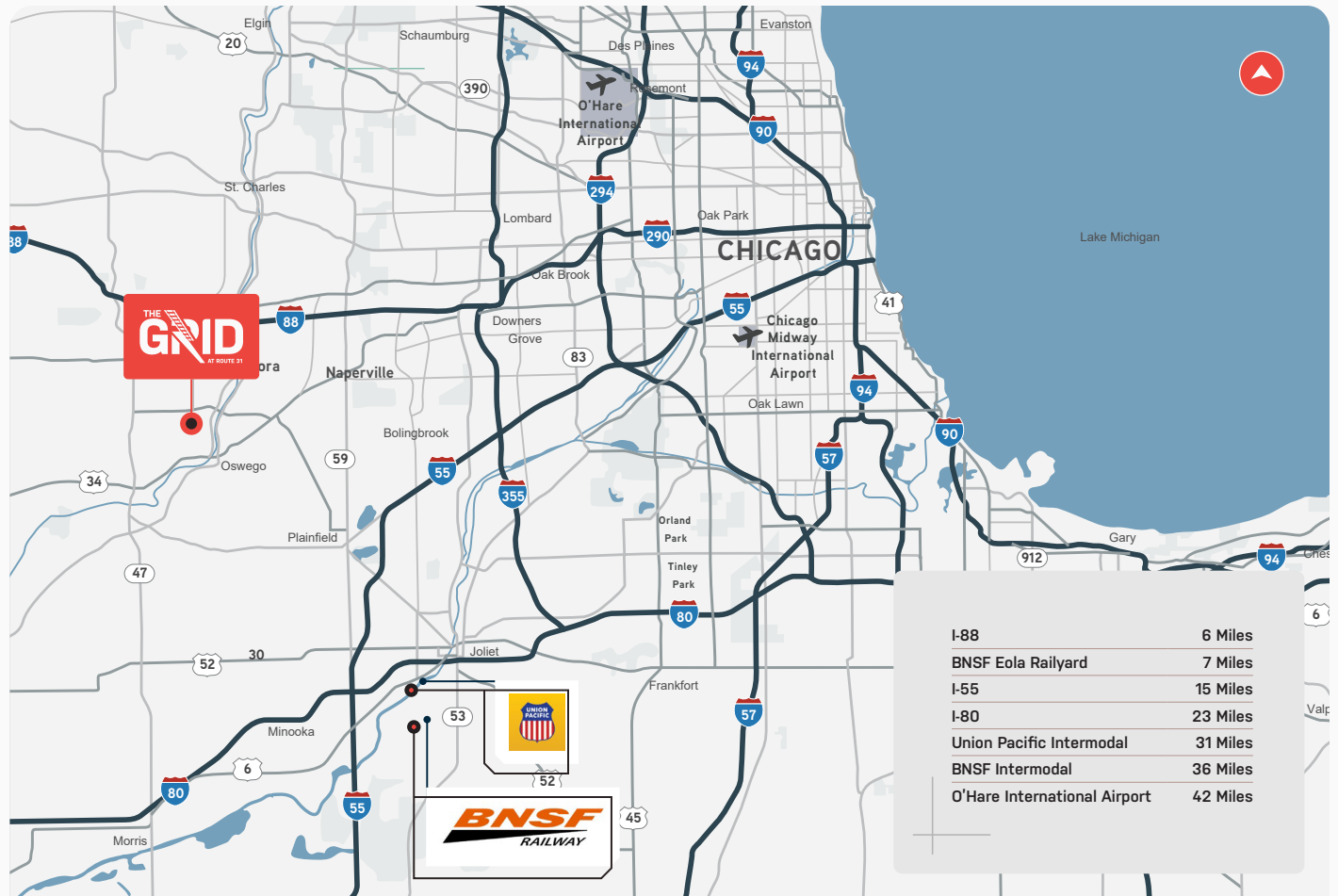
| | |
|---------------------------|---|
| BUILDING SIZE | 1,008,095 SF |
| AVAILABLE SIZE | 1,008,095 SF |
| OFFICE SIZE | 12,500 SF Existing To Suit |
| CLEAR HEIGHT | 24' - 38' |
| LOADING DOCKS | 12 Exterior (Expandable) |
| DRIVE-IN DOORS | 46 (Expandable) |
| COLUMN SPACING | 50' x 50' |
| CAR PARKING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