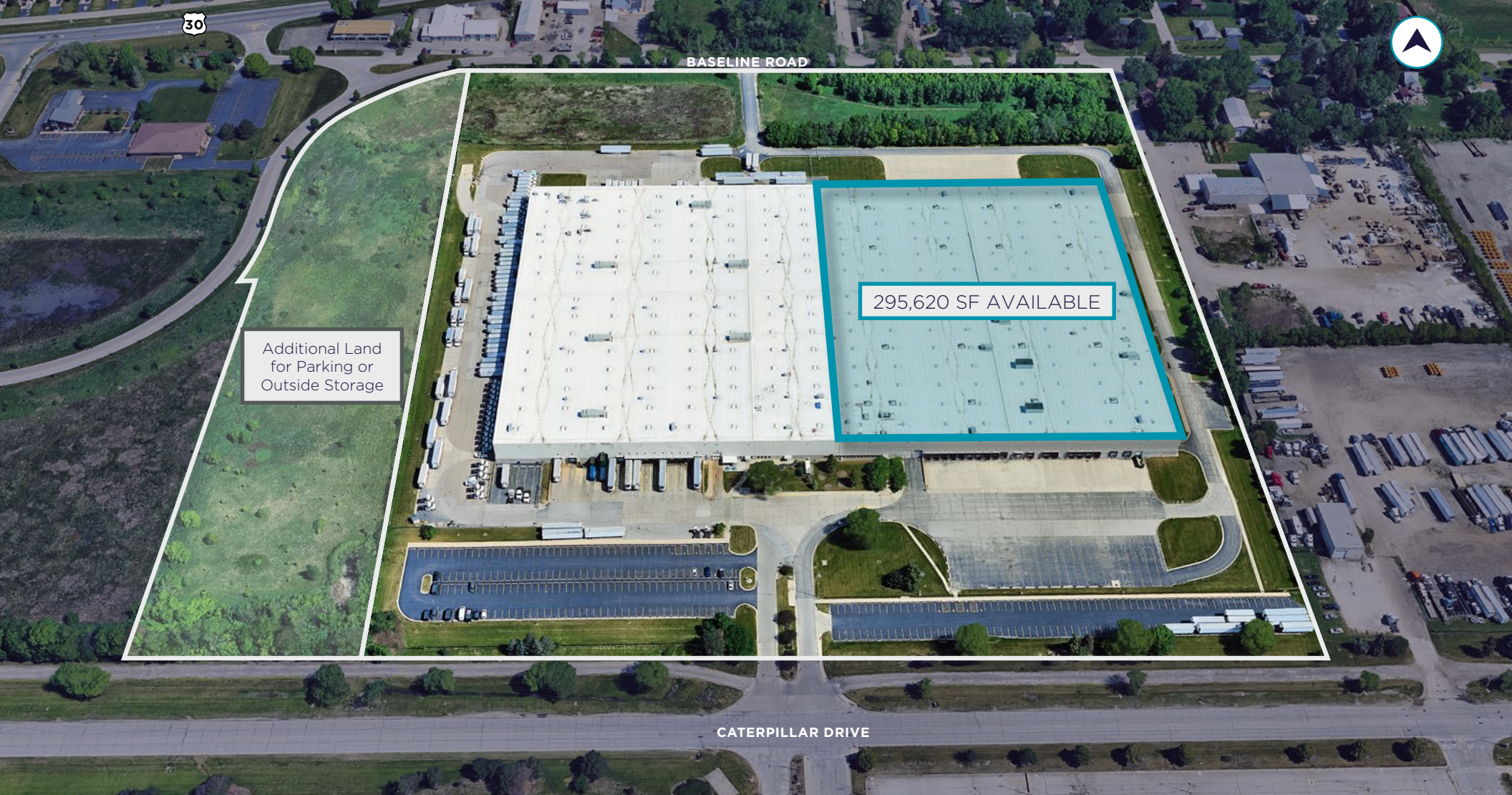




AVAILABLE FOR LEASE

2001 BASELINE ROAD, MONTGOMERY, ILLINOIS

LARGE LAND SITE ALLOWS FOR BUILDING EXPANSION OR TRUCK STAGING

PROPERTY FEATURES

Building Size:	584,301 SF
Space Available:	295,620 SF
Office Area:	15,600 SF (Including 3,973 SF Mezzanine)
Available Date:	June 1, 2025
Term Length:	Short Term Will Be Considered
Site Area:	37 Acres
Clear Height:	30'
Loading:	32 Truck Doors (Expandable)
Drive-In-Doors:	4
Bay Size:	39' x 59.5'
Sprinkler:	ESFR
Car Parking:	132 Stalls (Expandable)
Trailer Parking:	30 Stalls (Expandable)
Power:	1,600 Amps @ 277/480 Volts
Year Built:	1974 Renovated in 1982
HVAC:	Positive Pressure Roof Mounted Units
Lighting:	LED
Lease Rate:	Subject to Offer

295,620 SF AVAILABLE FOR LEASE | 2001 BASELINE ROAD, MONTGOMERY, IL



EASY ACCESS TO I-88 VIA ORCHARD ROAD



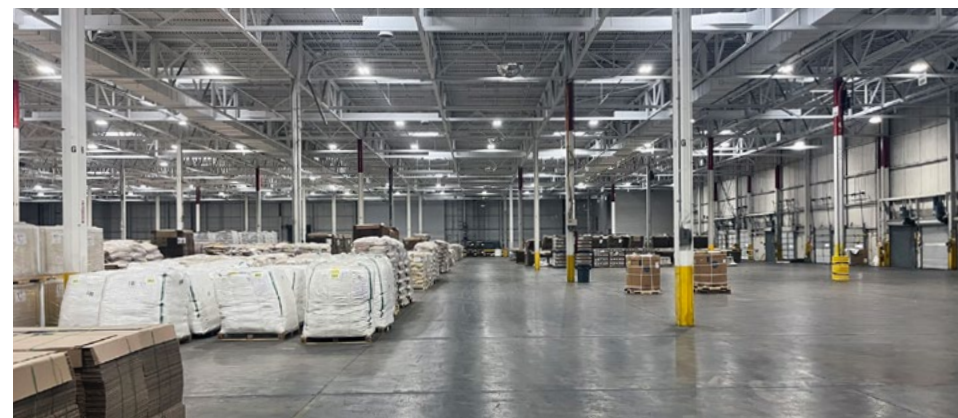
LARGE LAND SITE ALLOWS FOR BUILDING EXPANSION OR TRUCK STAGING



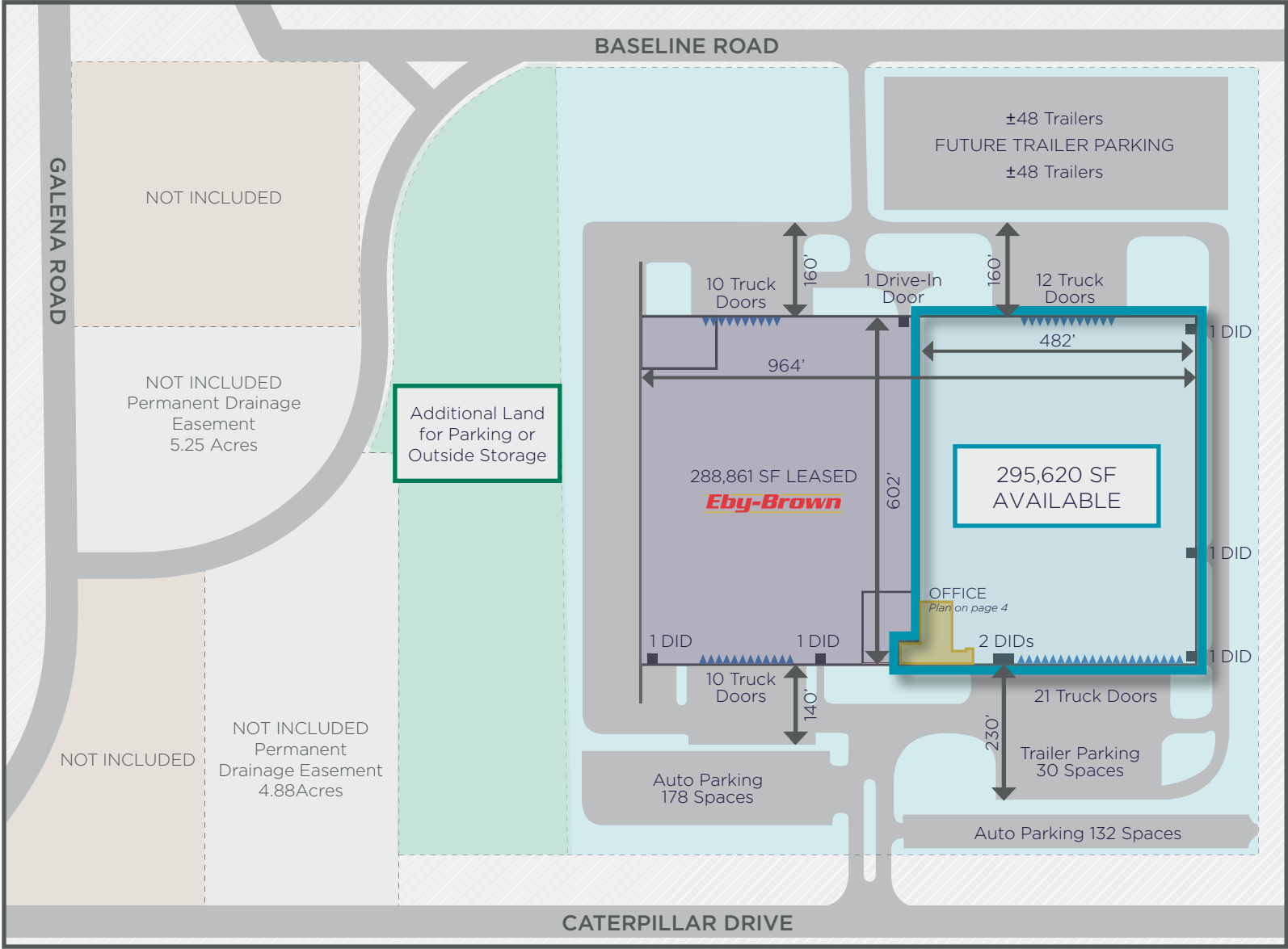
LOW KENDALL COUNTY TAXES



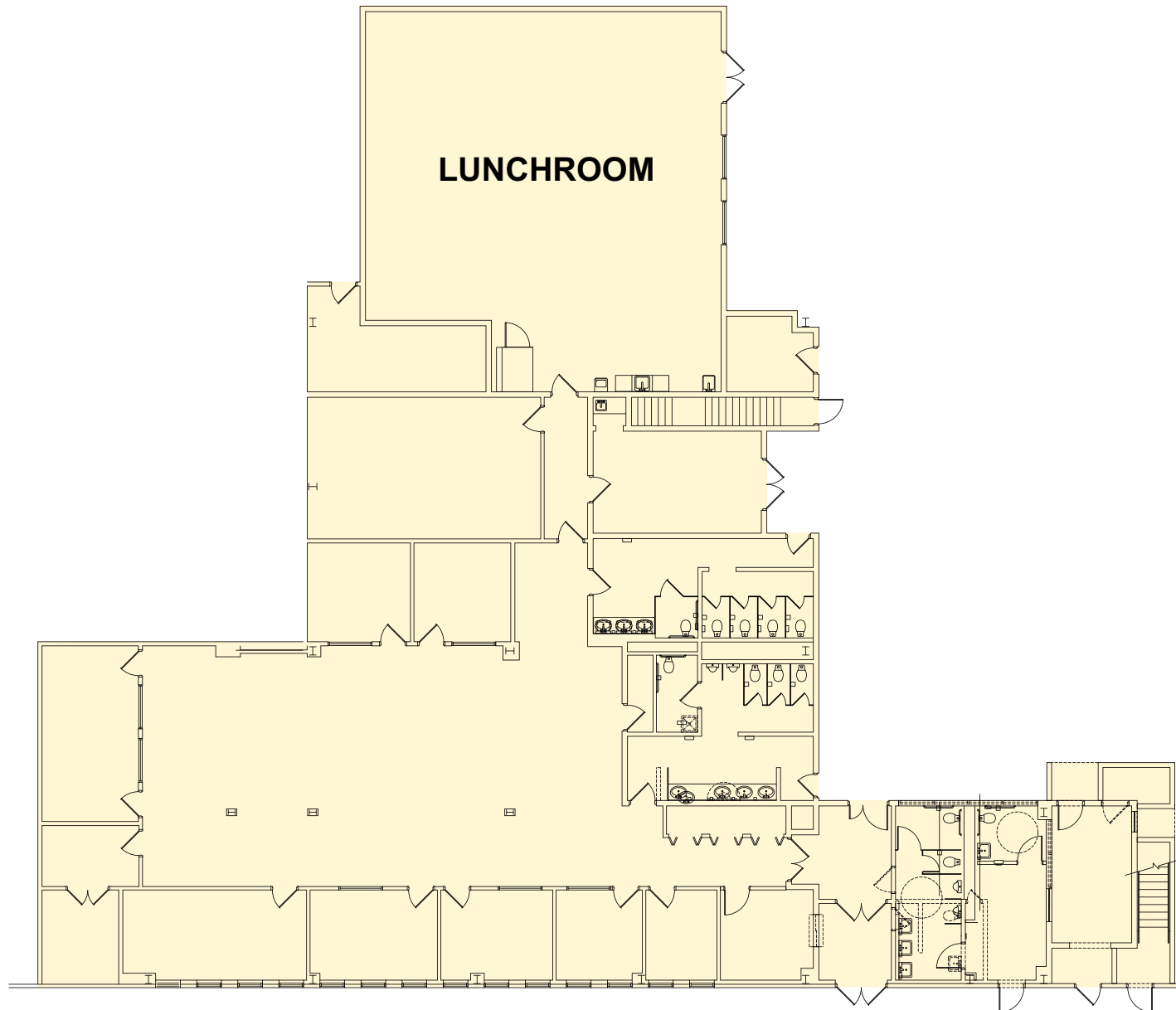
STRONG LABOR FORCE AND EMPLOYEE AMENITIES



SITE PLAN



SITE PLAN - OFFICE



AERIAL MAP





CONTACT

MICHAEL MAGLIANO
Executive Managing Director
+1 847 518 3259
michael.magliano@cushwake.com

DAVID FRIEDLAND
Executive Managing Director
+1 847 720 1370
david.friedland@cushwake.com

SETH COLE
Senior Associate
+1 847 845 3656
seth.cole@cushwake.com