

# 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: Immediate

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



**EASY ACCESS TO I-88 VIA ORCHARD ROAD** 



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**LOW KENDALL COUNTY TAXES** 

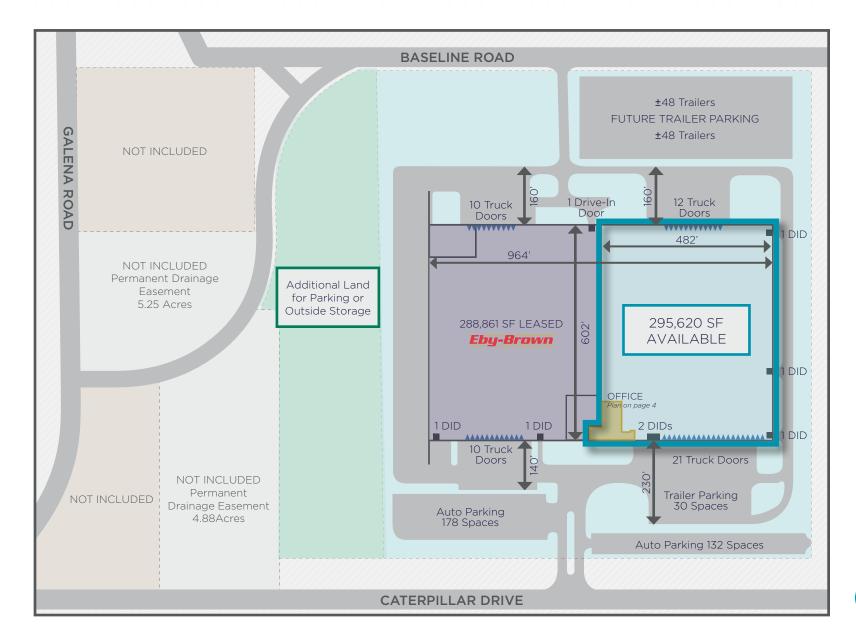


STRONG LABOR FORCE AND EMPLOYEE AMENITIES



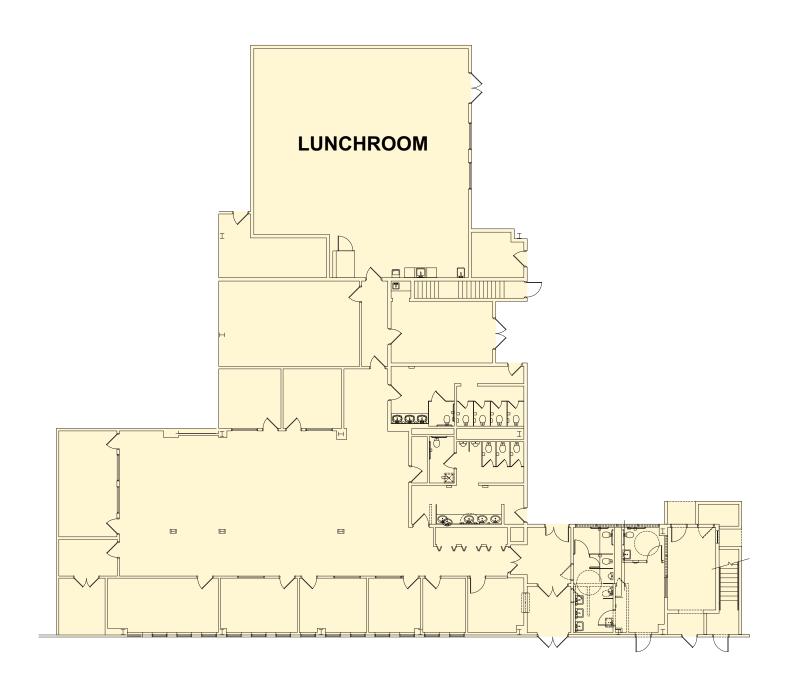


#### SITE PLAN





### SITE PLAN - OFFICE





## **AERIAL MAP**





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