

2001 BASELINE RD, MONTGOMERY, IL



FOR LEASE

LOCATION HIGHLIGHTS:

- Located in Kendall County
- 5.2 Miles to I-88 via Orchard Road
- 5.9 Miles to I-88 via Eola Road
- 40 Miles to O'Hare Airport
- 45 Miles to Downtown Chicago

295,620 SF

MULTI-TENANT BUILDING



PROPERTY FEATURES



584,301 SF BUILDING

- Site Size: 37 Acres



UNIT FEATURES

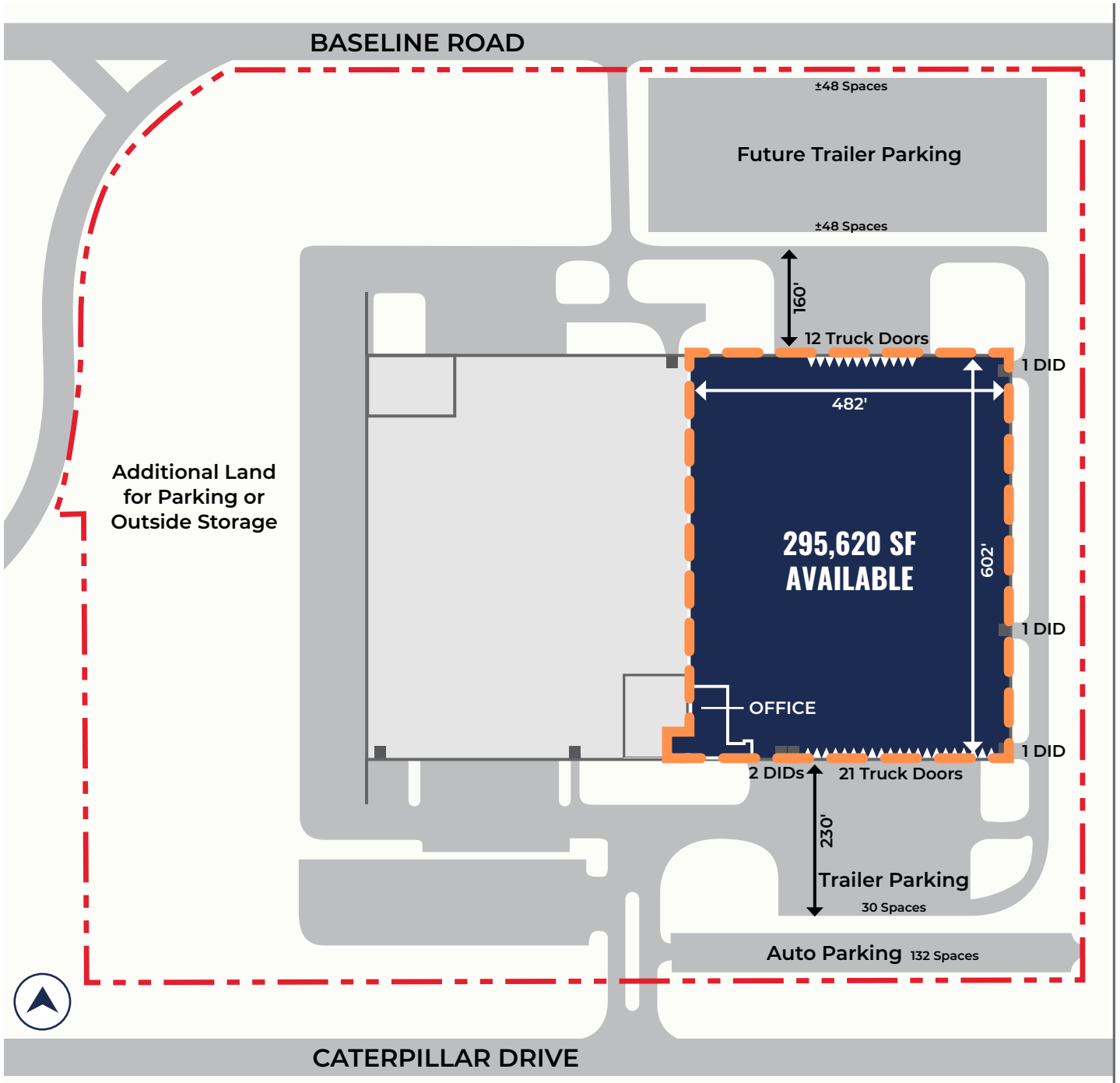
- 295,620 SF Available
- 15,600 SF Office SF (Including 3,973 SF Mezzanine)
- Clear Height: 30'
- Bay Size: 39' x 59.5'
- Dock Doors: 32 (Expandable)
- Drive-In Doors: 4
- Car Parking: 132 Stalls (Expandable)
- Power: 6,000 Amps @ 277/480 Volts



CONSTRUCTION

- Construction Year: 1974 (Renovated in 1982)
- Fire Protection: ESFR
- Interior Lighting: LED
- Positive Pressure Roof Mounted HVAC Units

SITE PLAN



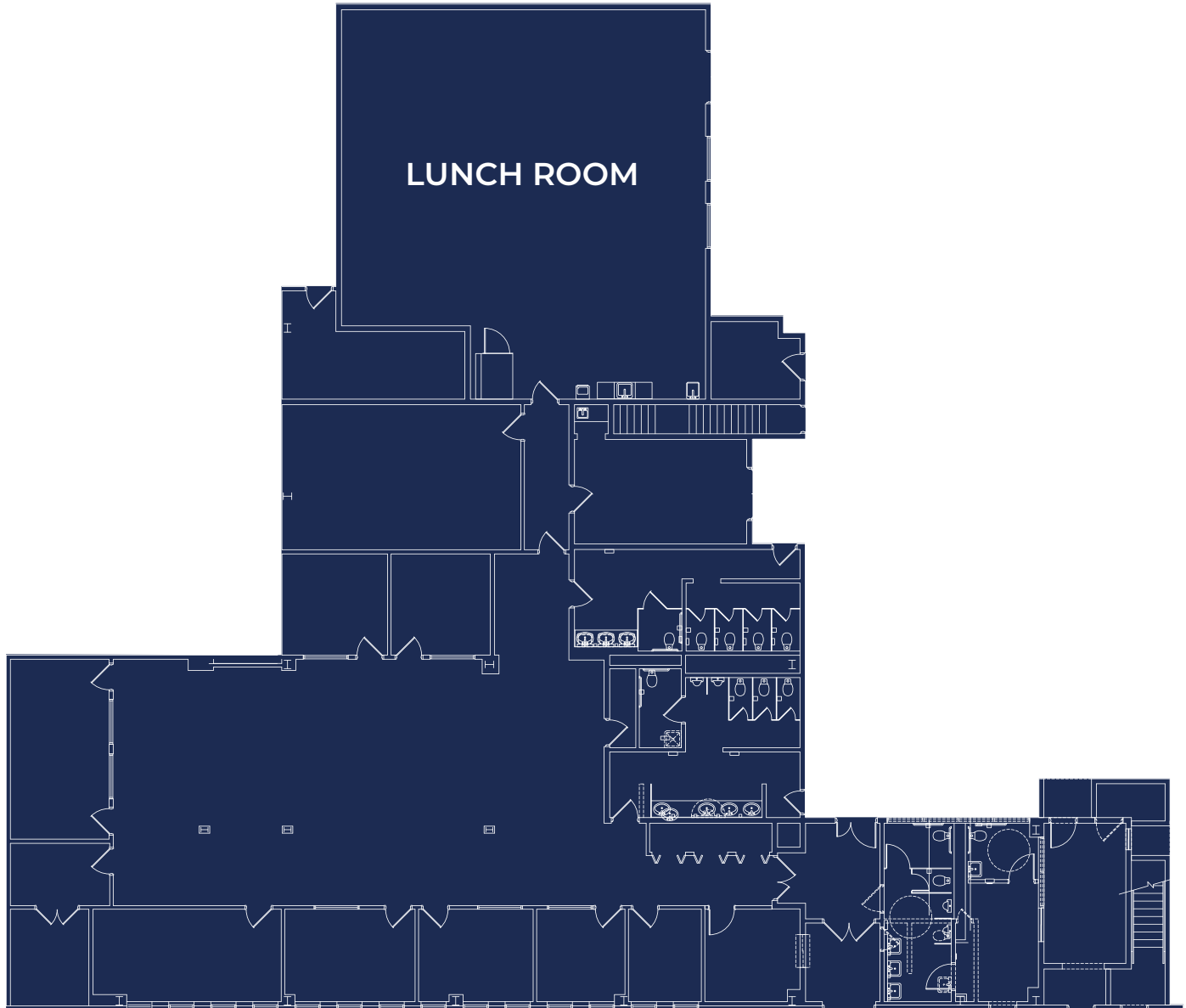
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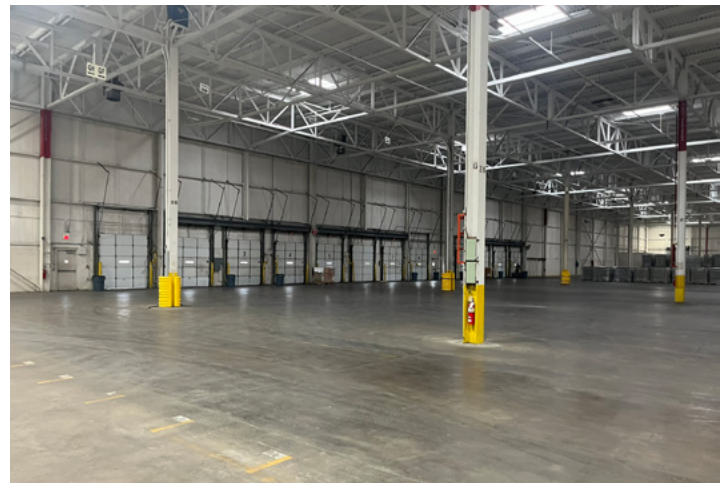
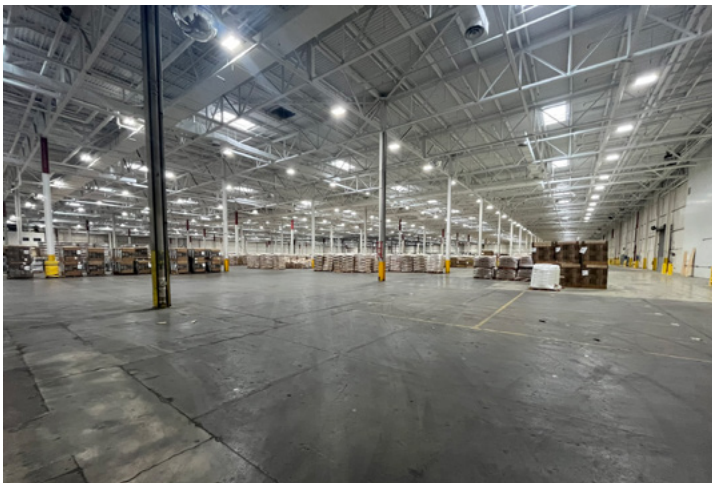
OFFICE FLOOR PLAN



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AERIAL



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