



THE  
**GRID**  
AT ROUTE 31

FOR SALE OR LEASE

UP TO  
**350 ACRES**  
**& 4 MILLION SF**

DIVISIBLE TO 40,000 SF

325 S RTE 31, MONTGOMERY, IL

REICH  BROTHERS  CUSHMAN & WAKEFIELD





**The Grid**, formerly home to Caterpillar Inc.'s manufacturing operations, sits on approximately 350 acres along Route 31 in Montgomery, Illinois. With over 4 million square feet under roof, the site offers flexible opportunities for large and mid-size users alike. The site features four parking lots totaling 3,750 spaces as well as a helipad that is in current standing with the FAA.

The site is characterized by its large concrete pads, heavy utility infrastructure, on-site Co-Gen facility, 300,000-gallon water tower supplying all of the site's water, and on-site wastewater pre-treatment plant.

Located in unincorporated Kendall County, the site is highly adaptable to a variety of users and current zoning (M-2 Heavy Industrial) allows for most industrial, fabrication, production and manufacturing uses. Caterpillar employed over 5,500 people at this location during peak production.



# SITE HIGHLIGHTS

- 350 Acres
- Over 4 Million SF Available (Divisible to 40,000 SF)
- 3,750 Parking Spaces
- 3 Buildings Over 900,000 SF



RAIL SERVED BY BNSF



FLEXIBLE ZONING/USE



UP TO 38' CLEAR HEIGHTS



CITY & STATE INCENTIVES



KENDALL COUNTY TAXES



FULLY-PAVED CAMPUS WITH  
3,500+ PARKING SPACES



ON-SITE CO-GEN FACILITY FOR  
SELF-GENERATING POWER



IMMEDIATE GREATER  
CHICAGO/LAND ACCESS



ON-SITE WATER RESERVOIR  
WITH 3 DEEP WELLS

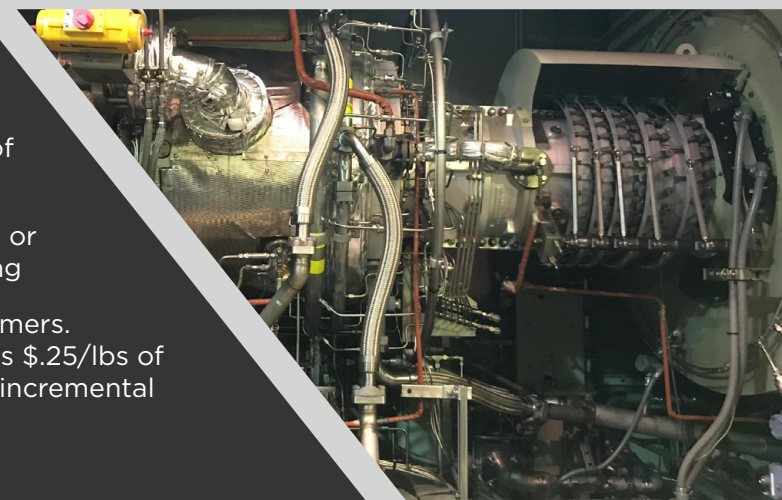


300K GALLON WATER TOWER WITH  
WATER TREATMENT FACILITY ONSITE



# ON-SITE CO-GEN FACILITY

- The Co-Gen facility can produce 4166+ volts of electrical power
- Cost of steam produced by the Co-Gen is less than 50% the cost of a boiler/rooftop unit scenario
- Cost benefit of electricity produced by the Co-Gen is about a 20% or greater discount compared to ComEd or other electric retail pricing
- Tiered pricing structure allows significant incentives for new customers. Second tier electric demand is billed at \$15/kw-month and steam is \$.25/lbs of capacity. This yields an incremental power cost of \$.041/kWh and incremental steam cost of \$4.87/klbs for new loads.





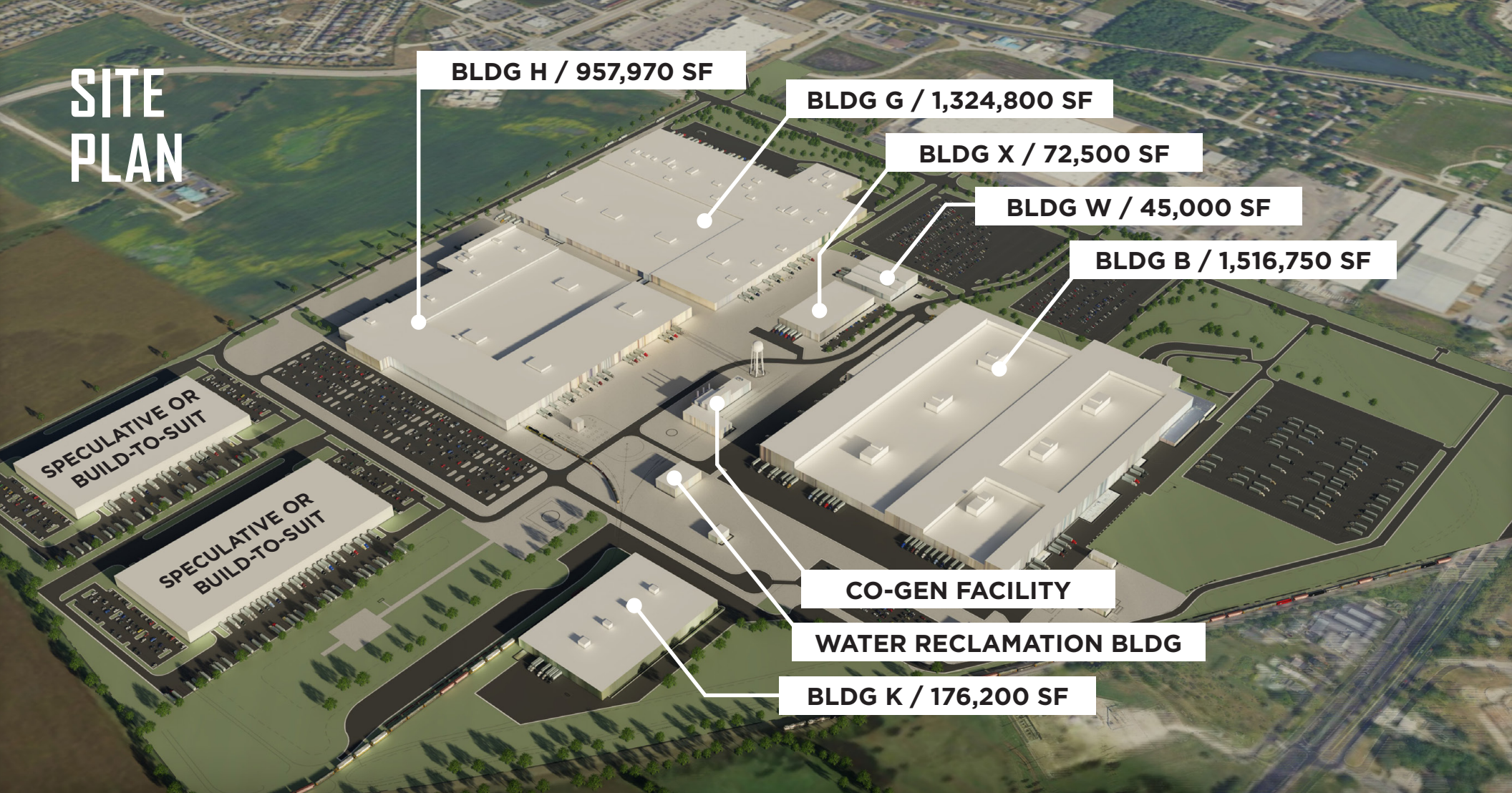
**TWO EXISTING INTERIOR SPUR RAILS AT THE SOUTH END OF BUILDING H**

**LANDLORD OWNS ALL ON-SITE TRACK WITH THE ABILITY TO ACTIVATE MULTIPLE SPURS**

## BUILDING SPECS

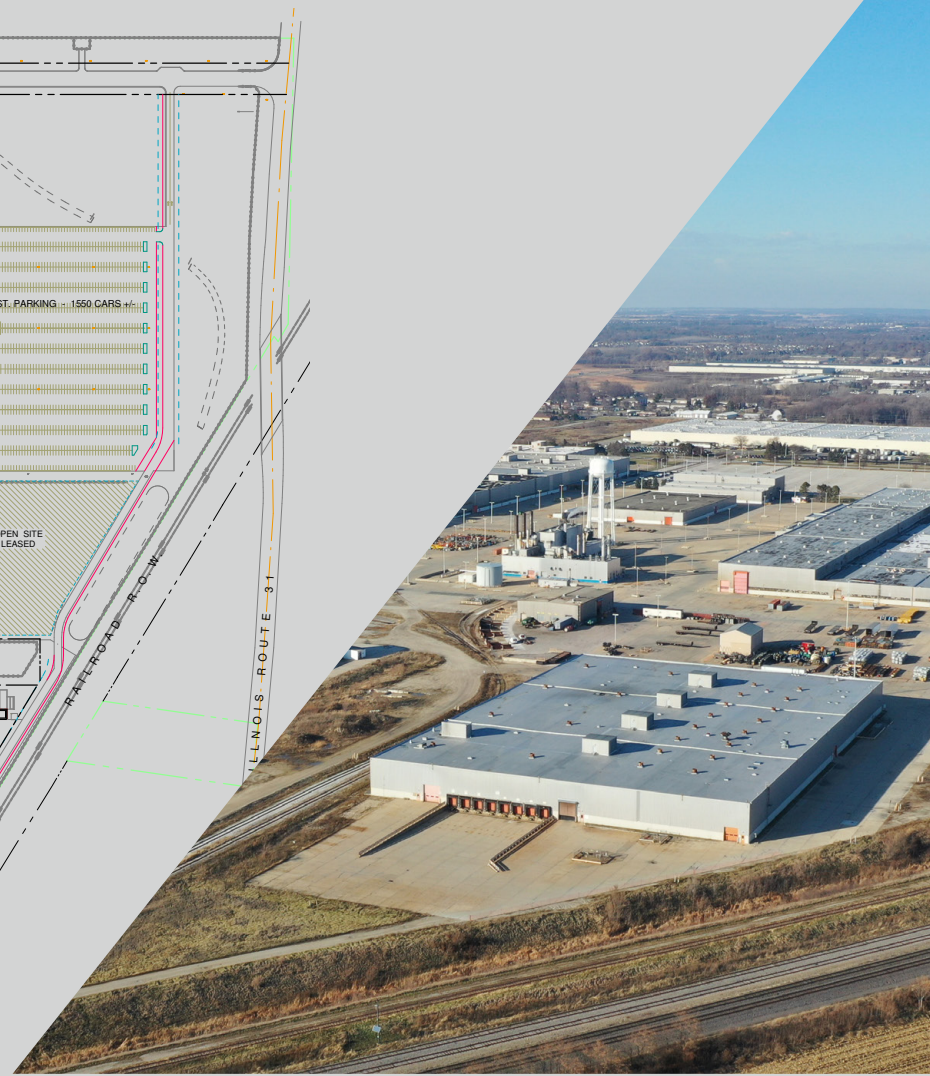
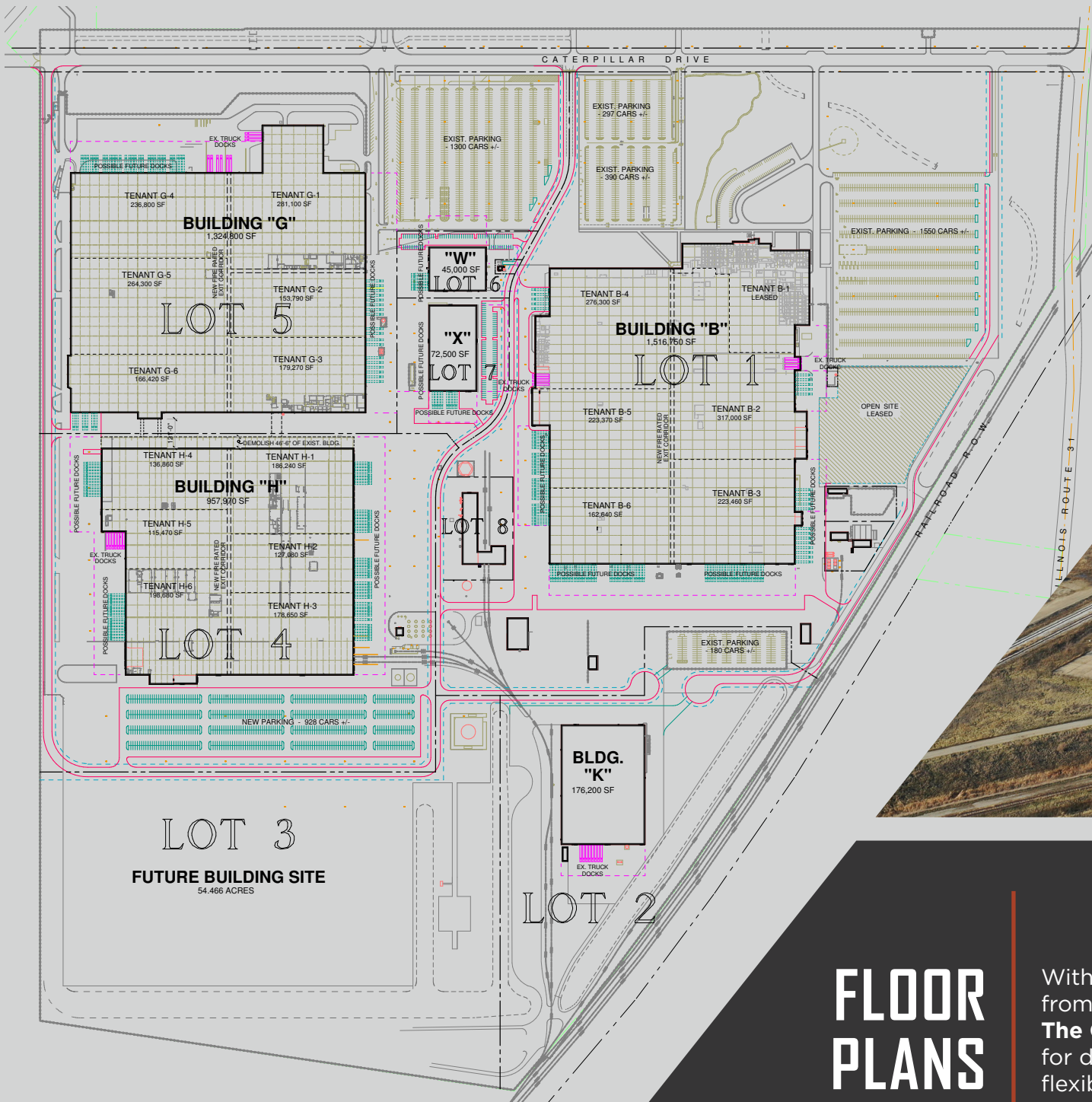
BLDG	SF AVAILABLE	OFFICE SF	SALE/LEASE PRICE	CURRENT USE		FLOOR CONSTRUCTION	COLUMN SPACING	CLEAR HEIGHT	CURRENT LOADING	
				WAREHOUSE	MANUFACTURING				DOCKS	DRIVE-IN DOORS
<b>B</b>	1,202,770 (divisible)	OFFICE TO SUIT	SUBJECT TO OFFER	X	X	8" subfloor with 3" wood block	40'x50' & 40'x100'	20' / 28' / 32'	8 ext.	12
<b>G</b>	1,324,800 (divisible)	OFFICE TO SUIT	SUBJECT TO OFFER	X	X	12" concrete or 8" subfloor with 3" wood block	40'x40', 40'x50', 50'x50', 40'x100'	24' / 32' / 38'	9 ext.	21
<b>H</b>	957,970 (divisible)	OFFICE TO SUIT	SUBJECT TO OFFER	X	X	12" concrete or 8" subfloor with 3" wood block	50'x50' & 50'x100'	24' / 32' / 38'	12 ext. 6 int.	20
<b>K</b>	176,200 (divisible)	OFFICE TO SUIT	SUBJECT TO OFFER	X	X	8"	50'x50'	24'	8 ext.	7
<b>W</b>	45,000 (divisible)	OFFICE TO SUIT	SUBJECT TO OFFER	X	X	8"	20'x80' & 40'x50'	20' / 24' / 38'	0	5
<b>X</b>	72,500 (divisible)	OFFICE TO SUIT	SUBJECT TO OFFER	X	X	12"	40'x40'	21'	0	5

# SITE PLAN



## IDEAL LOCATION

- Situated between I-88 and I-55
- Reach 25% of the U.S. population within one-day delivery
- 6 miles to I-88
- 7.7 miles to BNSF Eola Yard
- 42 miles to O'Hare International Airport
- 47 miles to Downtown Chicago



# FLOOR PLANS

With availabilities ranging in size from 40,000 to 4 million square feet, **The Grid** provides scalable solutions for diverse users in a one-of-a-kind, flexible location.



# DEMOGRAPHICS WITHIN 10-MILE RADIUS

- **469,165** Total Population
- **240,933** Total Labor Force
- **\$86,380** Median Household Income
- **34.1** Median Age
- **20.6%** Blue-collar Workers
- **64%** White-collar Workers







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