

2001 BASELINE ROAD

Montgomery, Illinois

±295,620 SF

Available for Lease



BUILDING SPECIFICATIONS:

Total Building:	584,301 SF
Available:	±295,620 SF (divisible)
Office:	15,600 SF including 3,973 SF mezzanine
Car Parking:	132 spaces (expandable)
Bay Sizes:	40' x 60'
Ceiling Height:	30' clear
Lighting:	T-8
HVAC:	Positive pressure roof-mounted heating units
Fire Protection:	ESFR
Zoning:	M-2, General Manufacturing
Loading:	› 33 truck docks (expandable) › 4 drive-in doors
Electric Service:	4,000A @ 277/480V
Trailer Parking:	30 trailer parking spaces (expandable)
Asking Price:	\$4.25 PSF Modified Gross
Property Taxes:	\$0.53 PSF (2015 payable in 2016) PIN# 03-06-200-026
Possession:	Immediate
Comments:	› Built in 1974 › 12" thick floors



FOR MORE INFORMATION:

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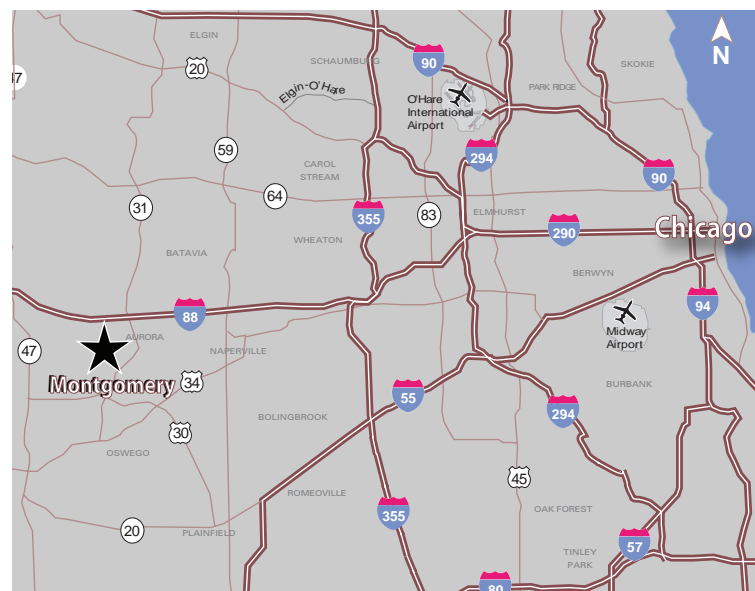
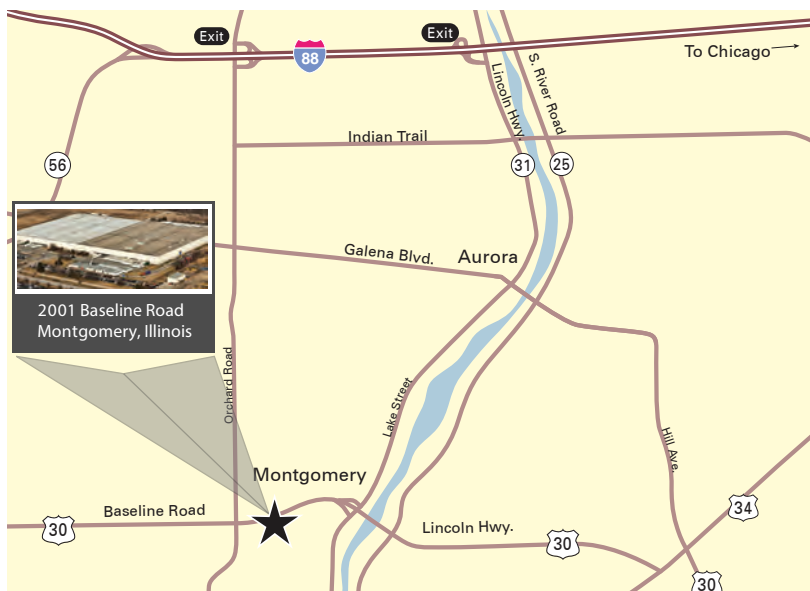
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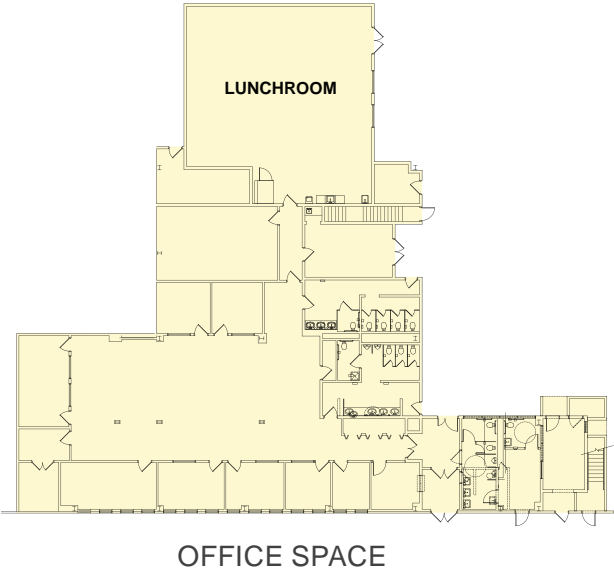
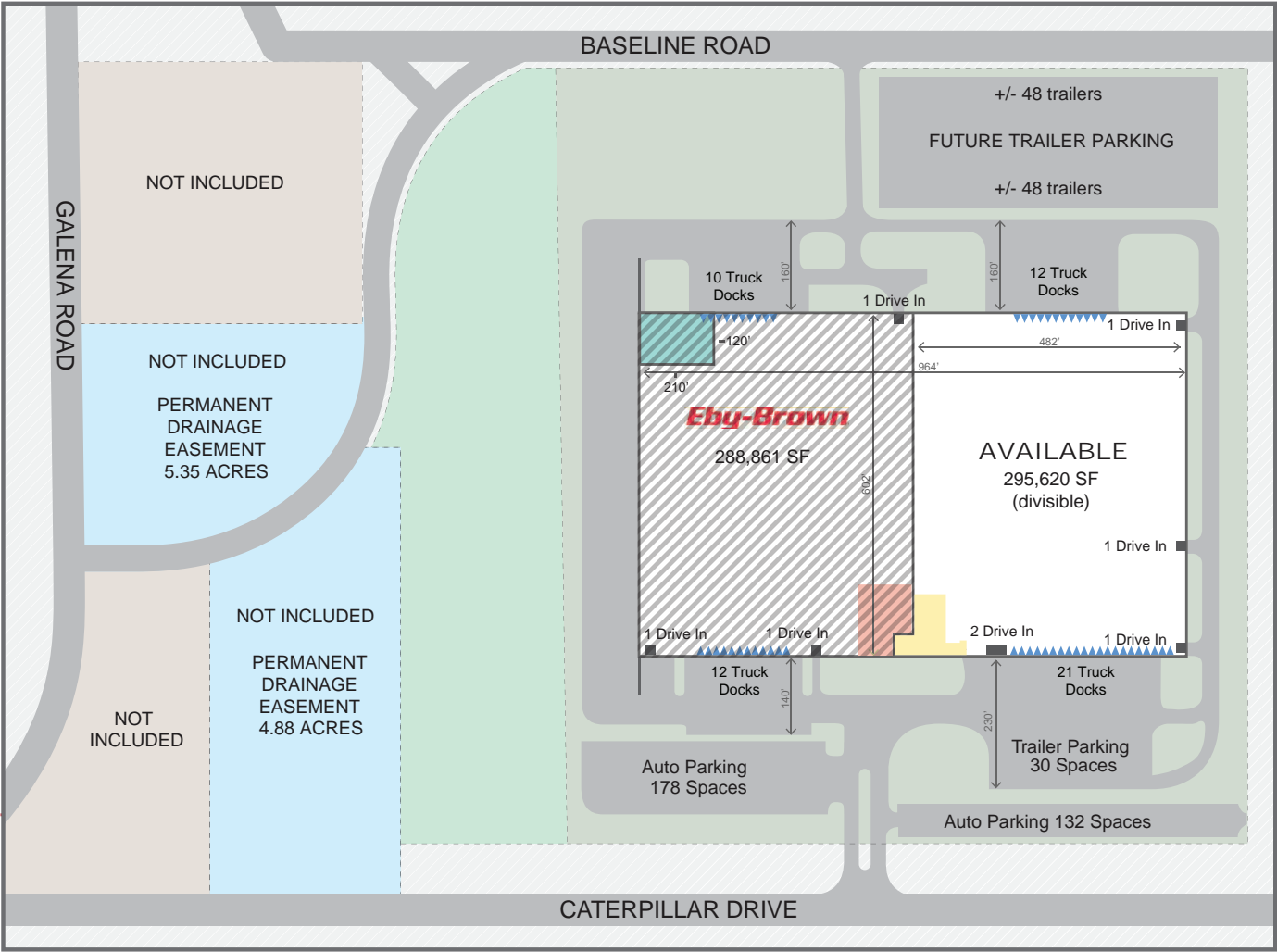
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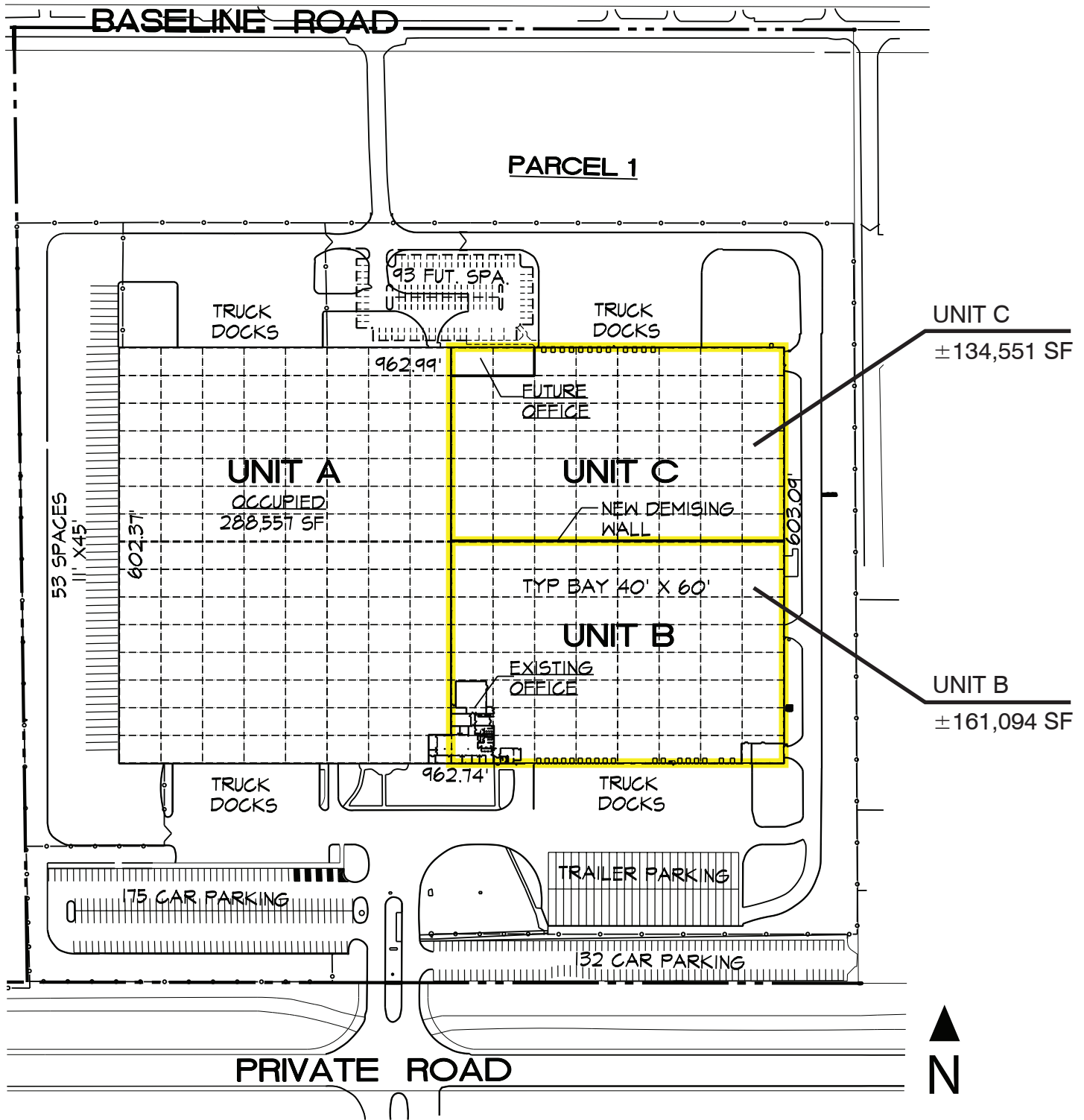
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CONCEPTUAL DIVISION OF AVAILABLE SPACE



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