

# 1000 Knell Road | Montgomery, IL

Transload Building For Lease  
171,200 SF on 20.29-acre site



Frank Griffin  
+1 773 304 4104  
[frank.griffin@am.jll.com](mailto:frank.griffin@am.jll.com)

Dominic Carbonari  
+1 630 248 9354  
[dominic.carbonari@am.jll.com](mailto:dominic.carbonari@am.jll.com)

Kate Coxworth  
+1 312 450 5655  
[kate.coxworth@am.jll.com](mailto:kate.coxworth@am.jll.com)

[www.1000knell.com](http://www.1000knell.com)



# Survey & Specifications



## *Property Specifications*

Total building:	171,200 SF
Office square footage:	3,424 SF
Land size:	20.29 acres
Clear height:	30'
Loading:	25 exterior docks 3 drive-in doors 8 active rail doors + 13 flatcar positions
Car parking:	58 spaces (expandable)
Sprinkler:	ESFR
Bay size:	48' W x 60' D
Year built:	2000
Real estate taxes:	\$1.12 PSF (2020)
Zoning:	M2
Lease rate:	Subject to offer



# Features & Access



## *Property Features*

- Large, secured land site (20.29 acres)
- Paved outside storage
- Heavy trailer parking on-site
- Full drive-thru capability
- Active BNSF rail with 8 exterior rail doors and 13 flatcar positions

## *Site Access*

I-88 via Route 31 (Lake Street)	5.5 miles
I-88 via Orchard Road	6.5 miles
O'Hare Airport	40 miles
Chicago	43 miles
Midway Airport	46 miles

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