

# +/-15 ACRES WITH HEAVY ZONING NOW FOR SALE




Approved for Truck Terminal / Repairs / Trailer Parking  
Rochester Drive, Montgomery IL

 88 Interchange  
5.4 miles/7 mins. 



## +/-15 AC

AVAILABLE SITE

 88 Interchange via  31  
4.2 miles/11 mins. 

### PROPERTY HIGHLIGHTS

- Fully approved plans for truck terminal, trailer parking and repairs
- Rare Heavy Zoning now available
- Renderings and full set of permit plans available separately
- Within approved TIF District to provide over \$425,000 in tax concessions
- Montgomery is a pro-business community with hundreds of acres of new industrial projects in process
- Over 2 million sf of Build to Suit and Speculative Facilities underway nearby
- BNSF Rail located at South property line
- Low Kane County Property Taxes
- Pricing: Subject to Offer

**MICHAEL HAWRYLUK**

Managing Broker

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**ICG** 

ICG Chicago | 2000 W. ATT Center Dr Suite East C201 | Hoffman Estates, IL 60192 | 847.619.4000 | ICGCRE.com

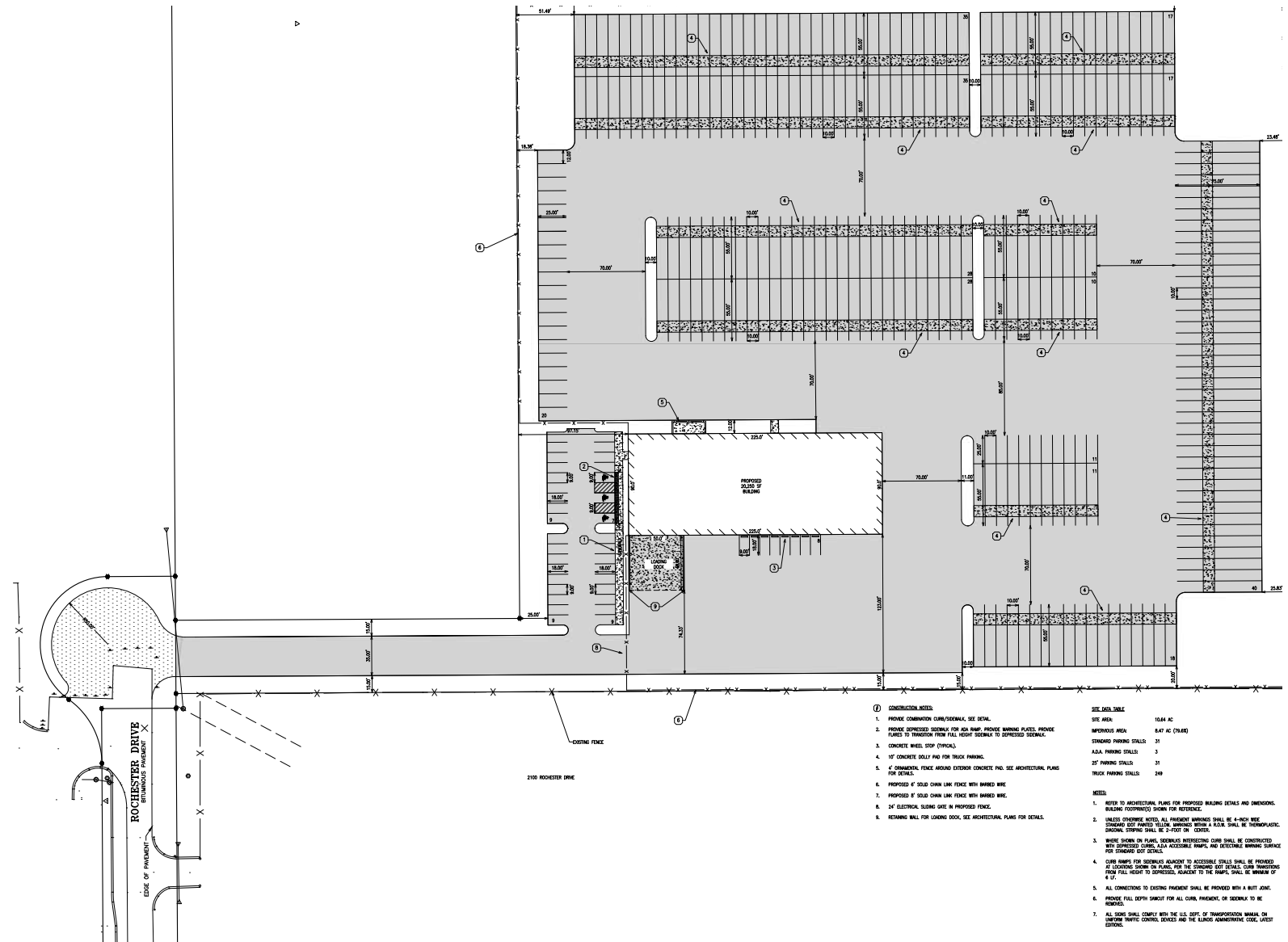
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# NOW AVAILABLE FOR SALE

Rochester Drive, Montgomery



## SITE PLAN



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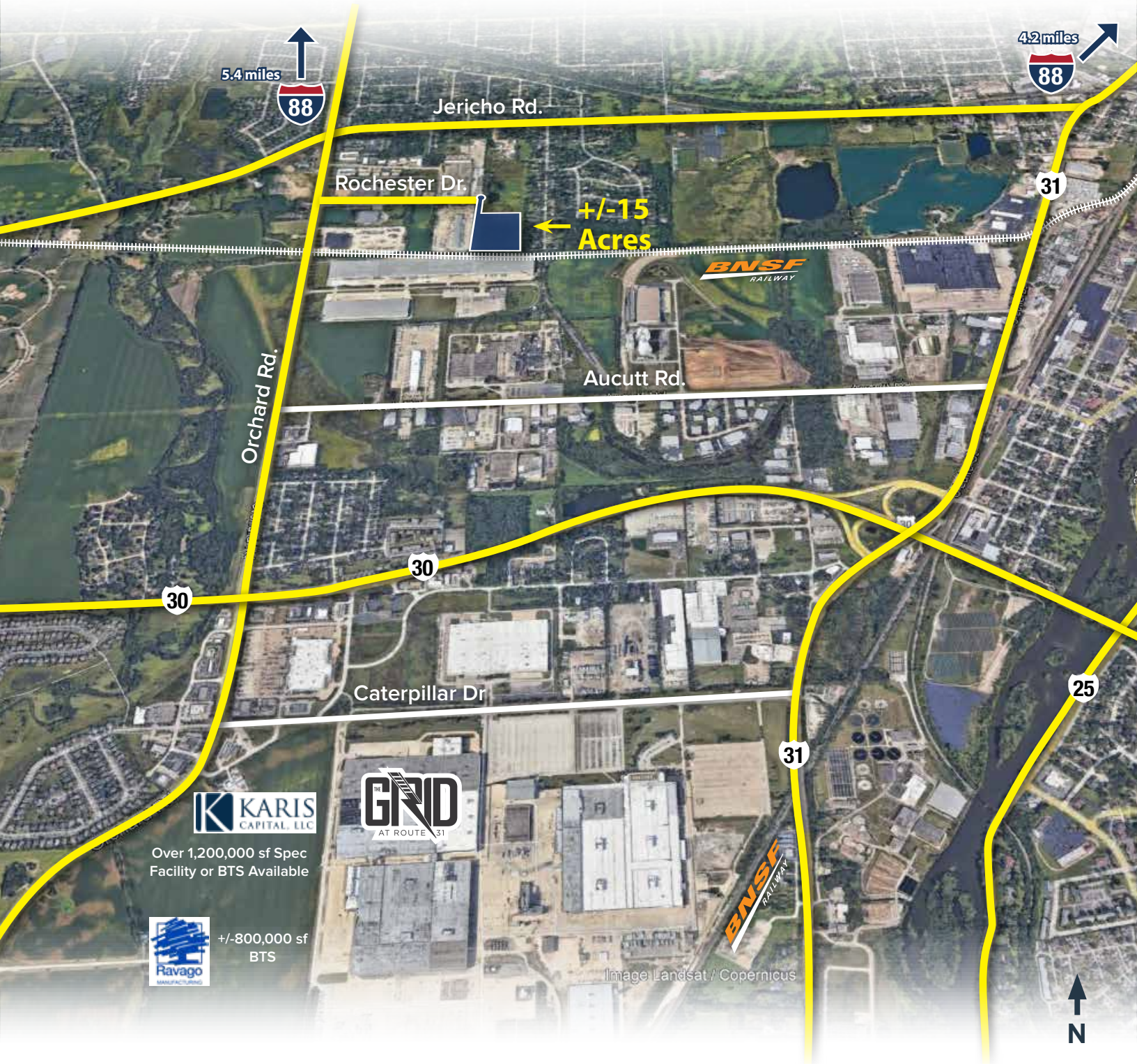


**NOW AVAILABLE FOR SALE**

Rochester Drive, Montgomery



## AERIAL OF PROPERTY



Over 1,200,000 sf Spec Facility or BTS Available



+/-800,000 sf BTS



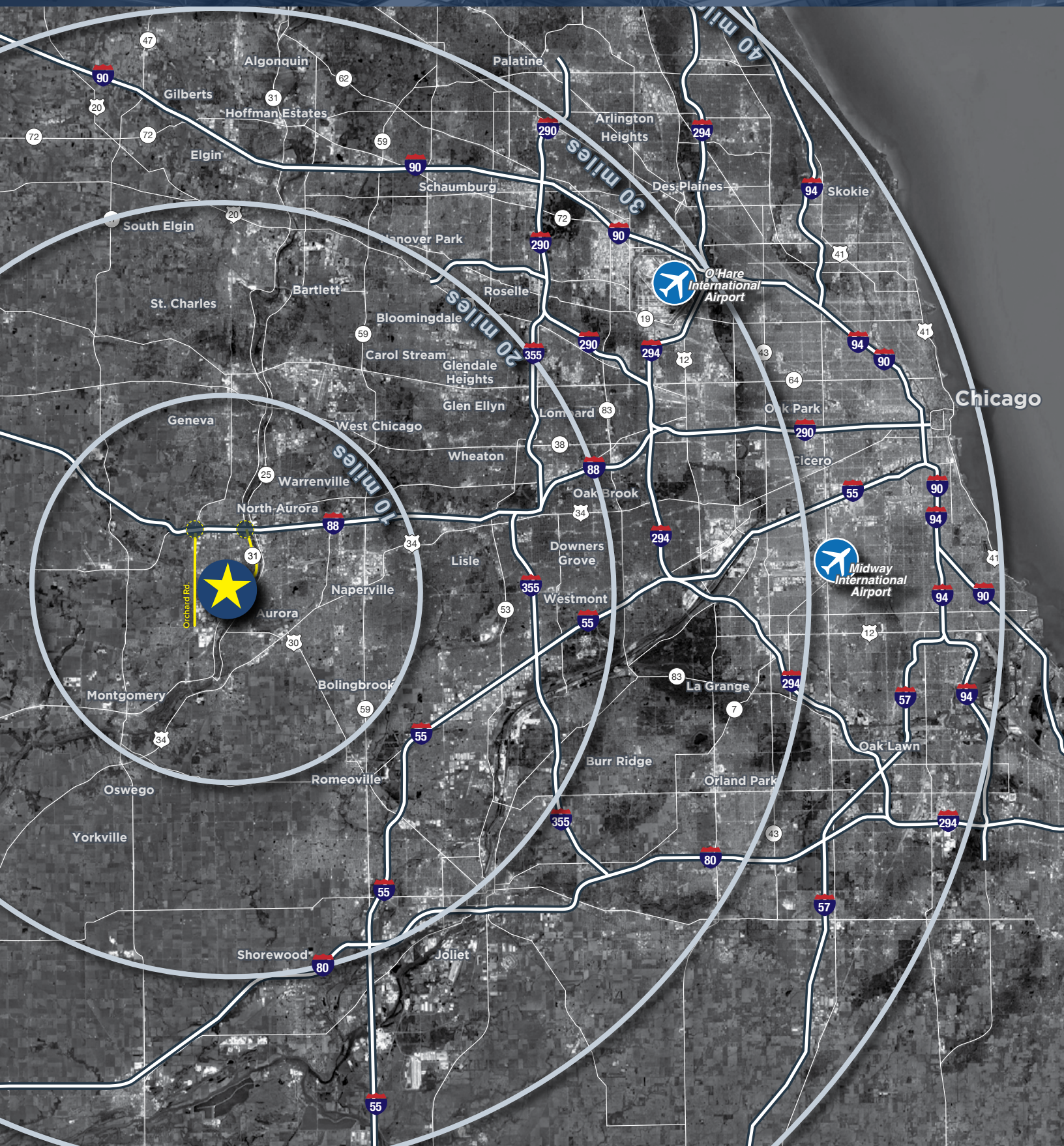
Image Landsat / Copernicus

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