

+/-15 ACRES WITH HEAVY ZONING NOW FOR SALE




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

 Interchange
5.4 miles/7 mins. 



+/-15 AC

AVAILABLE SITE

 Interchange via 
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 TIF District
- Low Kane County Property Taxes
- 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
- Pricing: Subject to Offer

MICHAEL HAWRYLUK
Managing Broker

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ICG 

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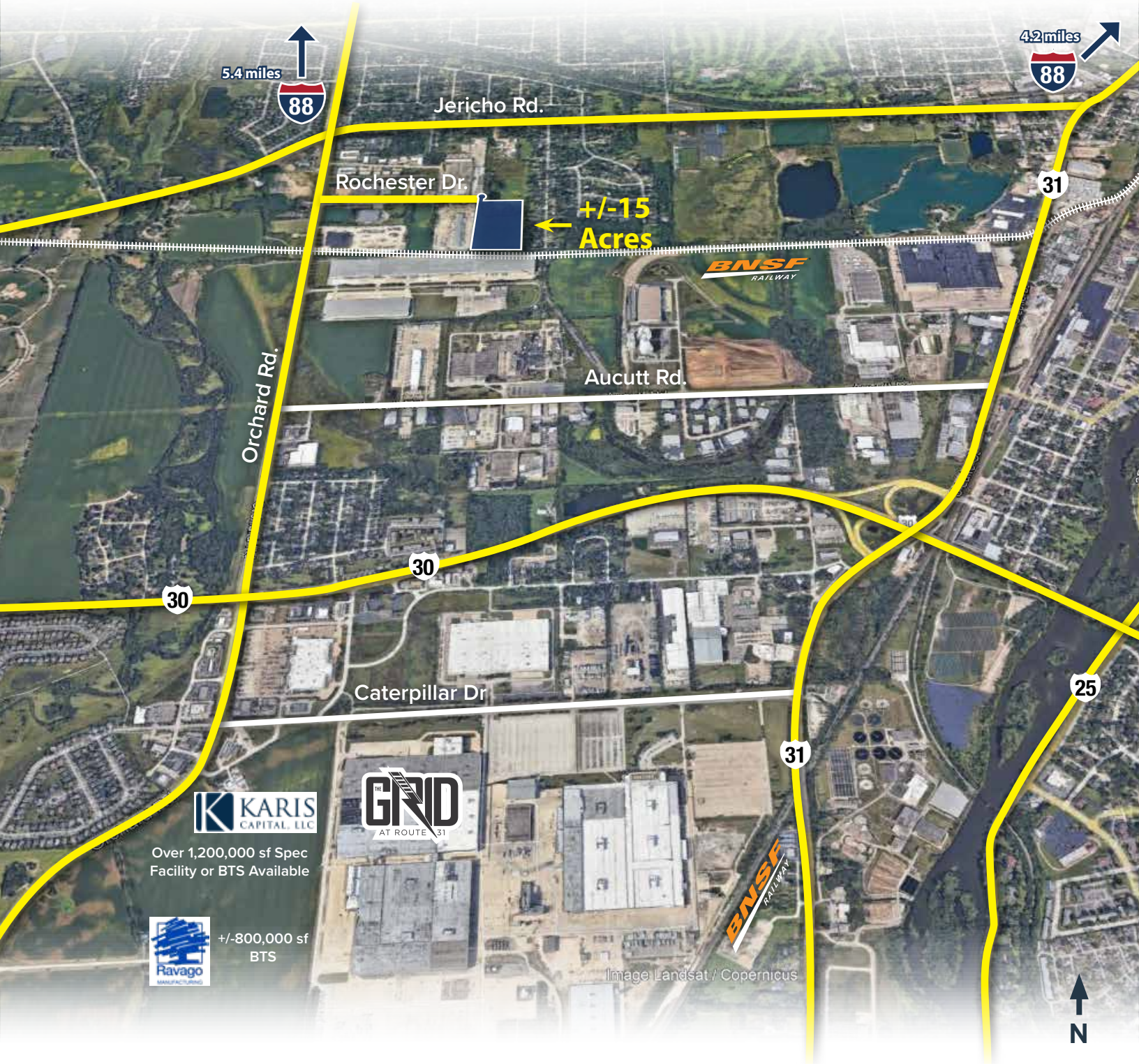
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NOW AVAILABLE FOR SALE

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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