



16,000 - 26,000 + SF WAREHOUSE SPACE FOR LEASE



OFFERING SUMMARY

Available SF:	16,250 - 26,250 SF
Lease Rate:	\$5.25 SF/yr (MG)
Lot Size:	10.72 Acres
Building Size:	148,500 SF
Zoning:	M-1 (Light Manufacturing)

PROPERTY OVERVIEW

Clean warehouse space for lease in Montgomery, IL.

PROPERTY HIGHLIGHTS

- 16 ft. ceiling height
- 1 exterior dock
- Ample parking
- Easy access
- One bathroom

LOCATION OVERVIEW

Located just 5.5 miles south of the I-88 intersection at Orchard Rd.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Warehouse Space	\$5.25 SF/yr	16,250 SF
Combined Space	Subject to Offer	26,250 SF

1001 AUCUTT RD. , MONTGOMERY, IL 60538



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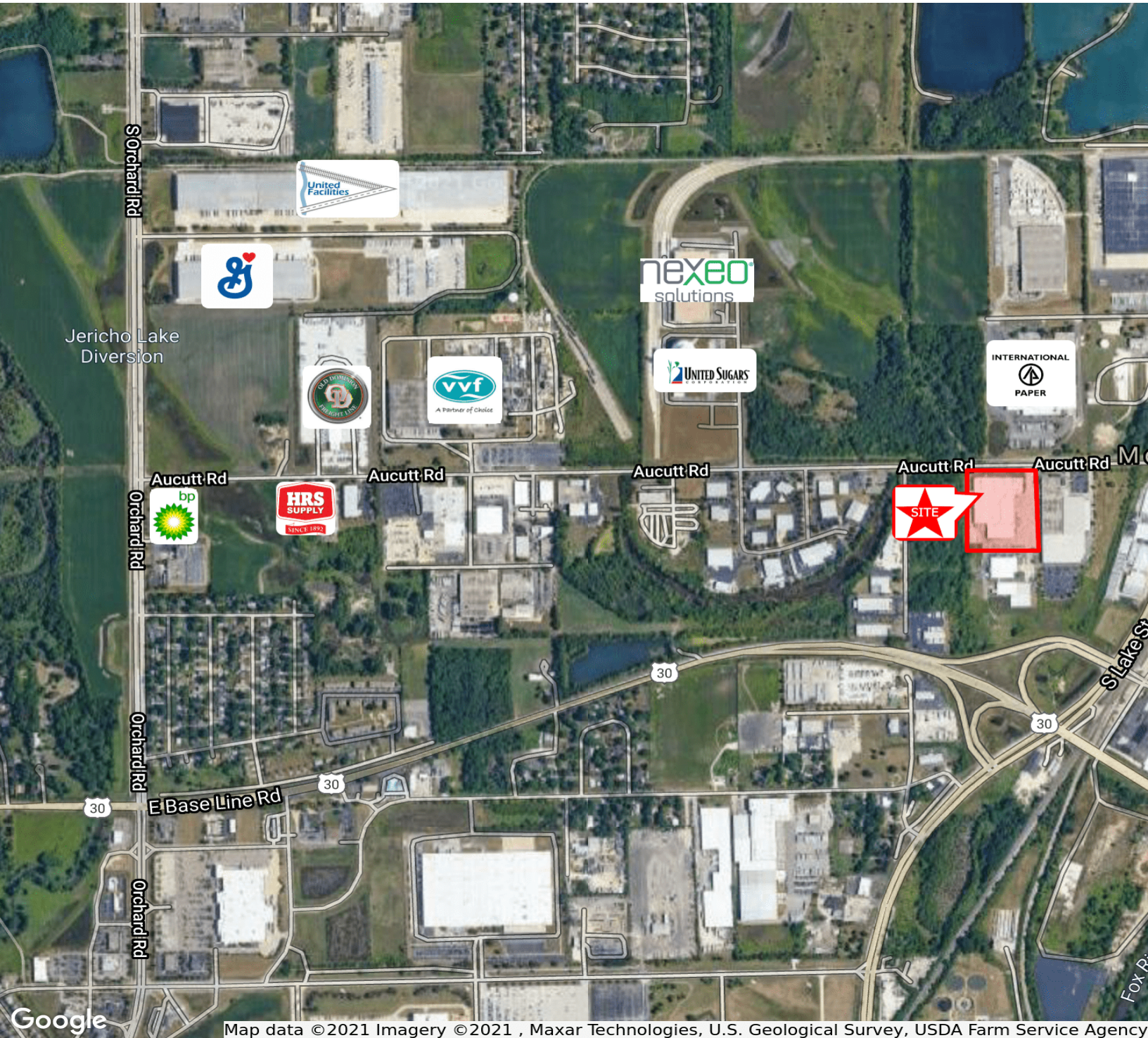
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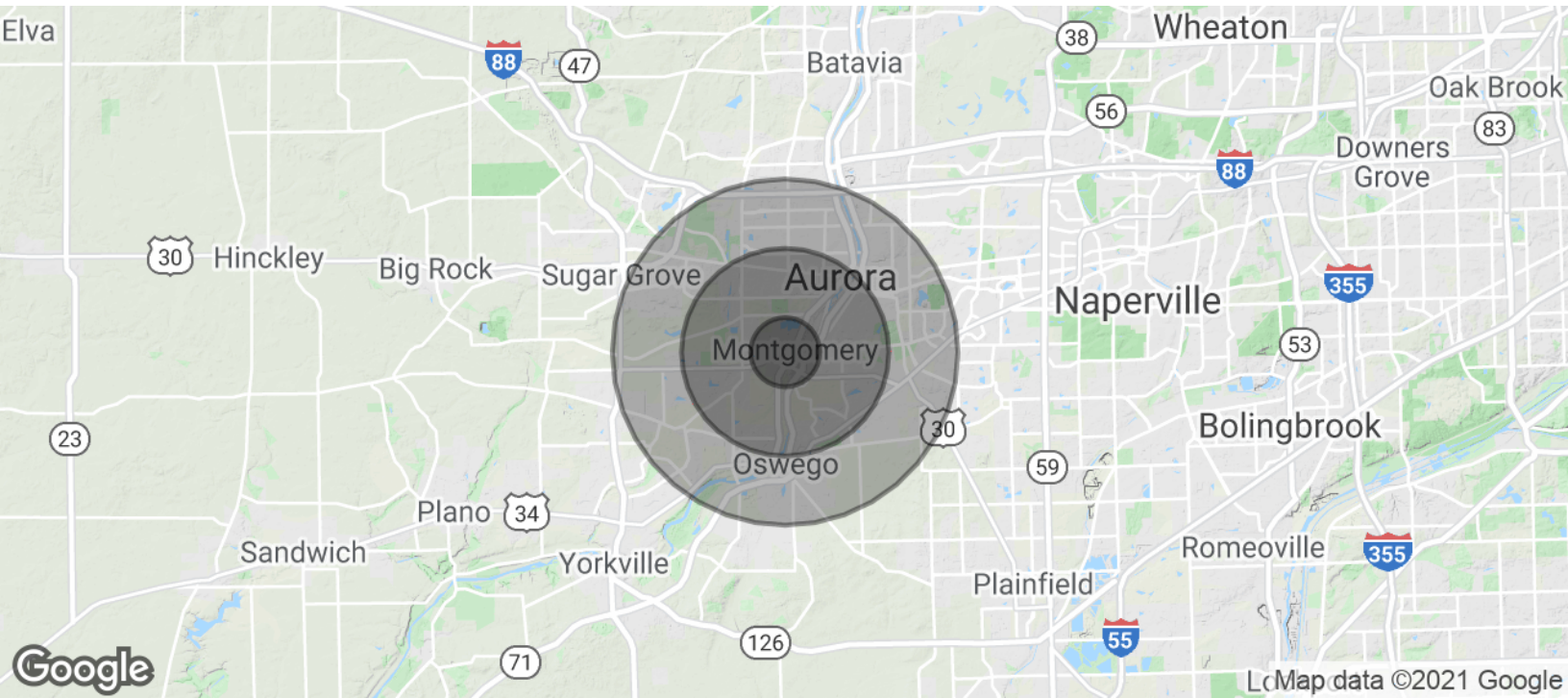
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,429	81,917	202,421
Average Age	33.4	33.3	31.6
Average Age (Male)	31.3	32.3	30.7
Average Age (Female)	37.5	34.6	32.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,000	28,103	65,253
# of Persons per HH	2.7	2.9	3.1
Average HH Income	\$66,260	\$71,798	\$67,027
Average House Value	\$187,271	\$203,313	\$205,337

* Demographic data derived from 2010 US Census

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