

# Montgomery Business Park - STNL Flex Building

1851 Albright Rd, Montgomery, IL 60538



## Property Description

Troy Realty is pleased to present this single tenant NNN leased investment flex building for sale. The property is 100% occupied by Benetech Inc. through July of 2030. Benetech Inc. has occupied the property since 2003 and has an additional two 5-year options to renew after the expiration of the Lease.

## Property Highlights

- Established, Long term tenant in place
- Several recent capex projects completed
- Absolute NNN lease
- Extensive office renovation completed in 2023

## Offering Summary

Sale Price:	\$3,725,500
Lot Size:	1.87 Acres
Building Size:	29,670 SF
NOI:	\$242,354.16
Cap Rate:	6.51%

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	35	134	913
Total Population	92	350	2,480
Average HH Income	\$100,975	\$99,930	\$95,166

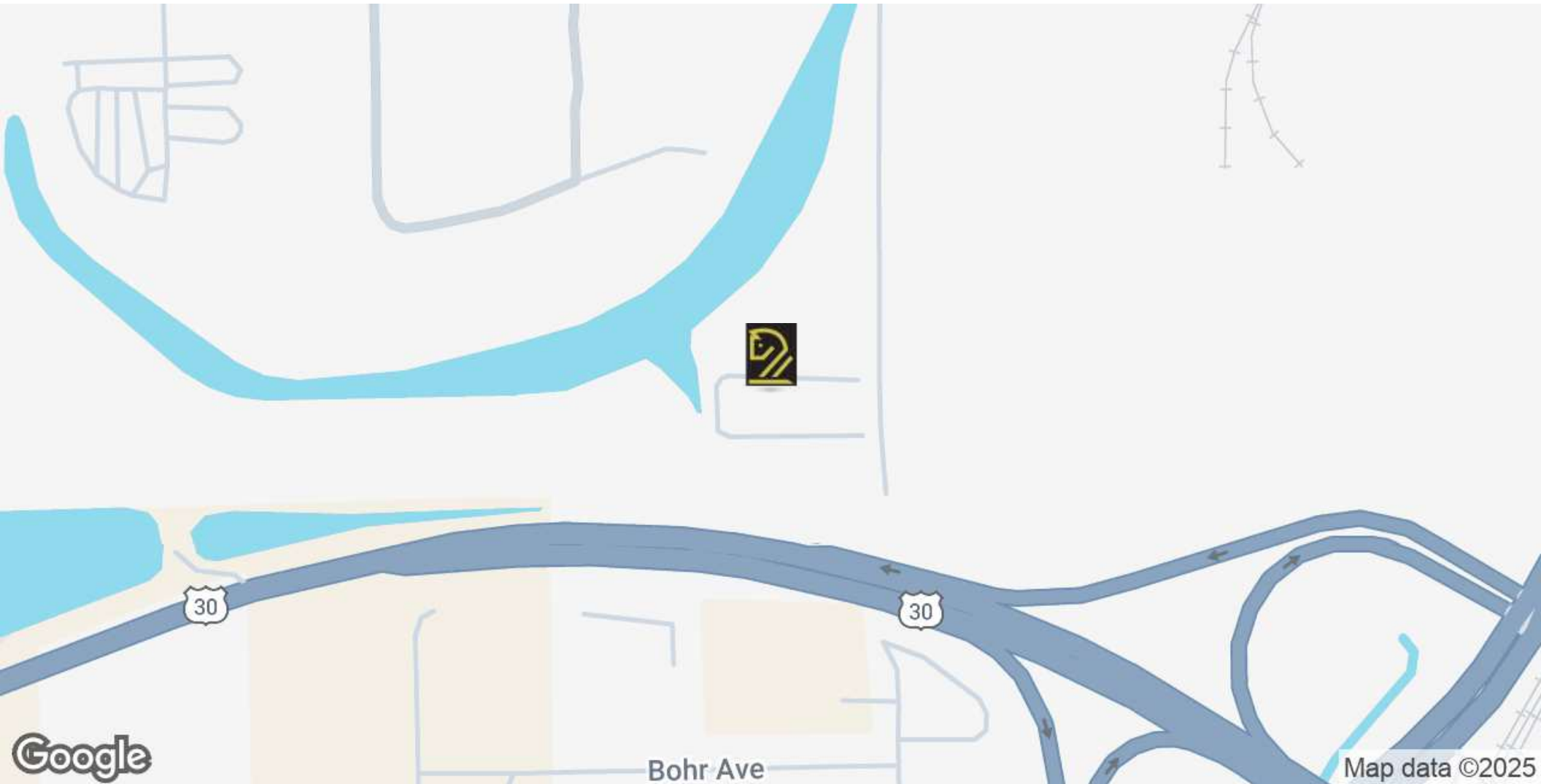
STEVE CIOROMSKI | 773.792.3000 x302 | 847.612.8716 | [stephen@troyrealtyltd.com](mailto:stephen@troyrealtyltd.com)

6625 N AVONDALE | CHICAGO, IL 60631 | 773.792.3000 | [TROY-COMPANIES.COM](http://TROY-COMPANIES.COM)

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Terms are subject to errors, omissions and change without notice.

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Building Name	Montgomery Business Park - STNL Flex Building
Property Type	Industrial
Property Subtype	Flex Space
APN	15-32-303-009
Building Size	29,670 SF
Lot Size	1.87 Acres
Year Built	1998
Year Last Renovated	2023
Number of Floors	1
Parking Spaces	35
Roof	Flat rubber membrane
Free Standing	Yes
Number of Buildings	1

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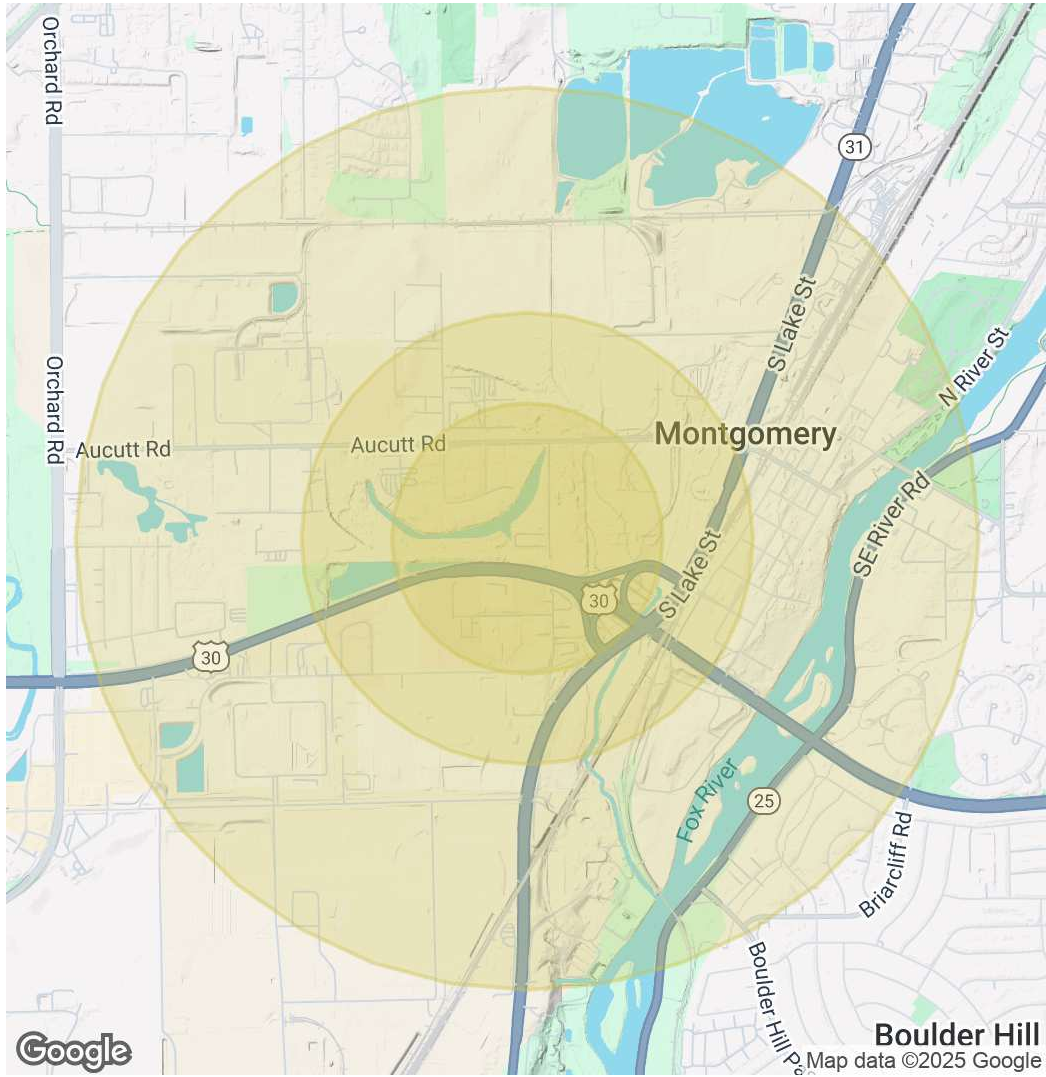
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	92	350	2,480
Average Age	38	38	38
Average Age (Male)	37	37	38
Average Age (Female)	39	39	39

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	35	134	913
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$100,975	\$99,930	\$95,166
Average House Value	\$237,268	\$241,729	\$241,262

Demographics data derived from AlphaMap



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