

For Lease

# 7,000 SF Warehouse For Lease

2235 Cornell Ave, Montgomery, IL 60538



### Location Description

Located less than 4 miles south of I-88 and Orchard Rd. Interchange.

### Property Highlights

- Hard-to-find stand-alone warehouse
- Layout includes several private offices, 2 bathrooms, and a 1,500 SF mezzanine for extra storage
- Easy Access to I-88 or Route 30
- 800 Amp 3-phase power
- Floor Drain with triple catch basin
- 1 DID: 12'x14'
- Ceiling height: 18'-20'

### Offering Summary

Lease Rate:	\$10.50 - 12.00 SF/yr (MG)
Available SF:	4,500 - 7,000 SF
Lot Size:	0.49 Acres
Building Size:	7,000 SF
Zoning:	M-1 (Light Manufacturing District)

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,468	25,371	66,185
Total Population	4,018	74,027	196,924
Average HH Income	\$106,700	\$87,246	\$85,649

**Dan J. Dolan**  
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Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506  
The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.



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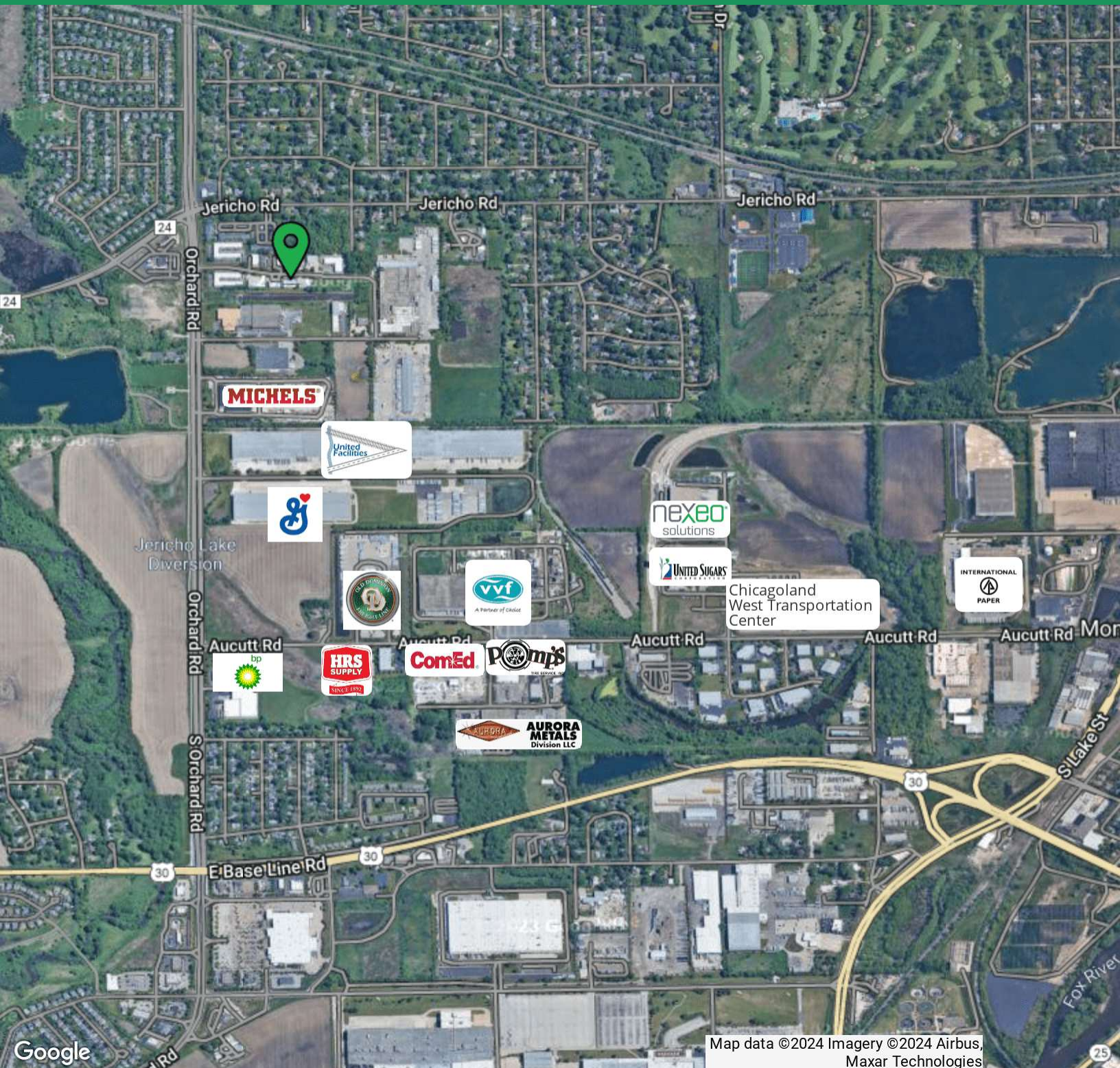




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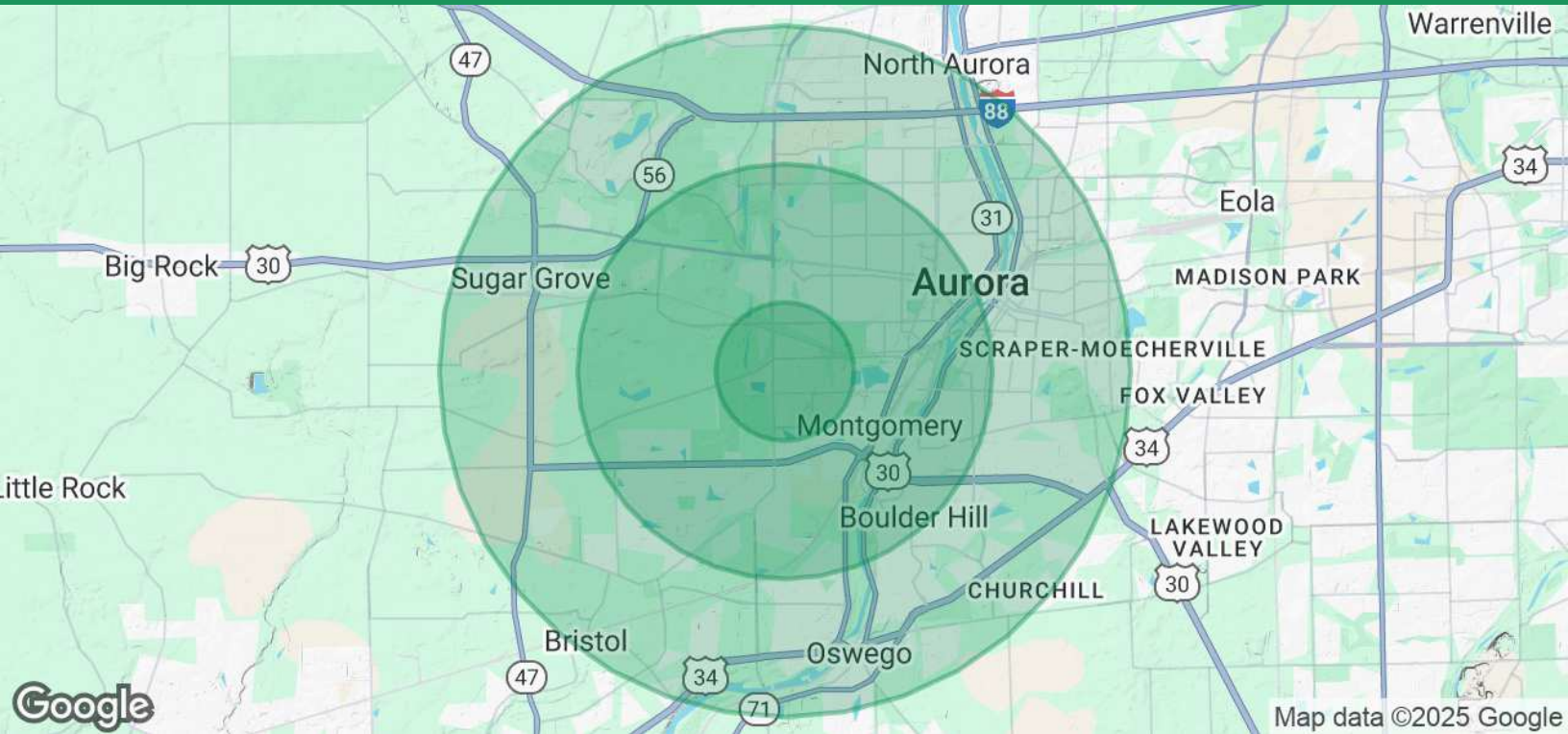




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Population	1 Mile	3 Miles	5 Miles
Total Population	4,018	74,027	196,924
Average Age	44.2	34.5	34.1
Average Age (Male)	39.6	32.6	33.4
Average Age (Female)	49.4	36.4	35.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,468	25,371	66,185
# of Persons per HH	2.7	2.9	3.0
Average HH Income	\$106,700	\$87,246	\$85,649
Average House Value	\$240,576	\$189,720	\$190,567

2020 American Community Survey (ACS)

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