

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 SF/yr (MG)
Available SF:	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

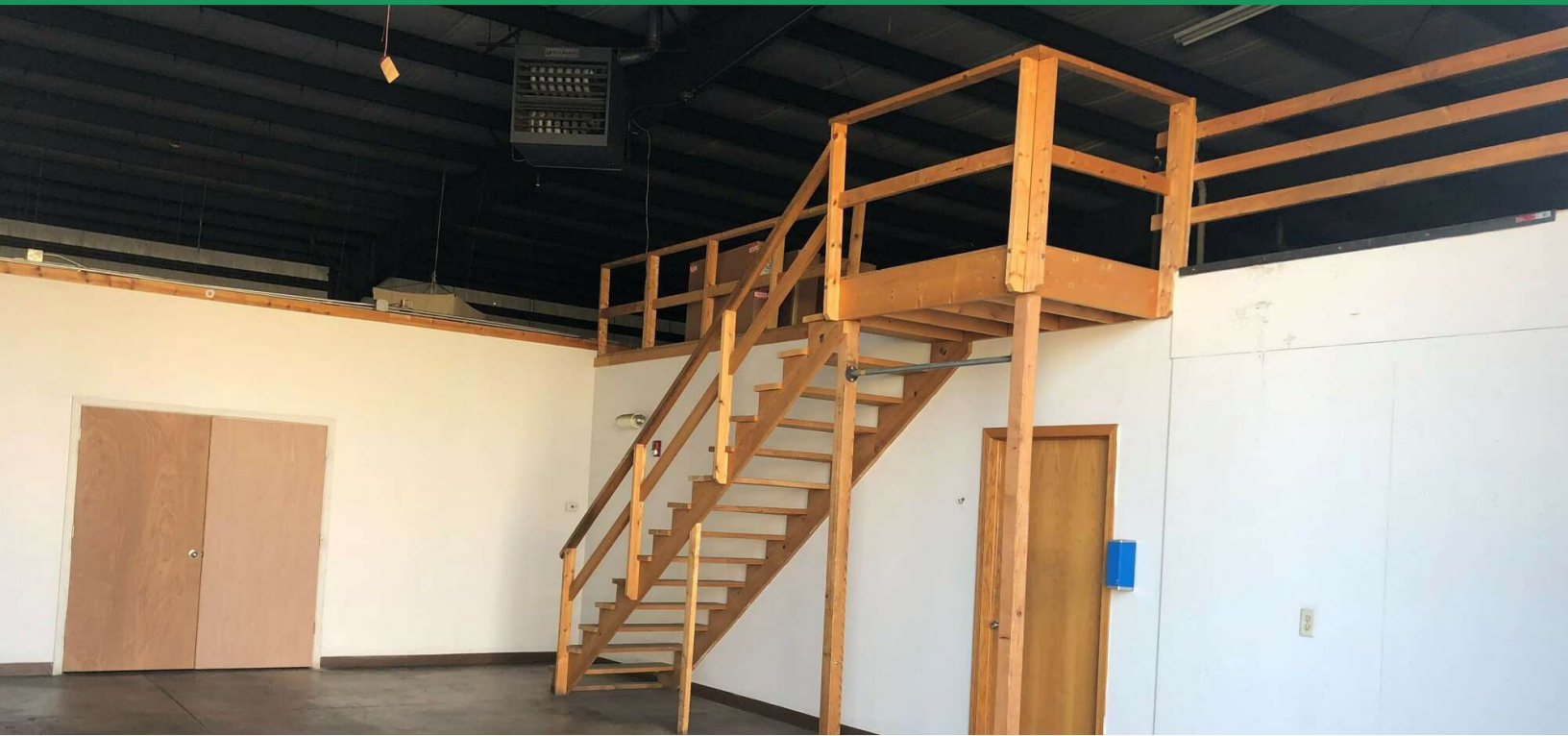
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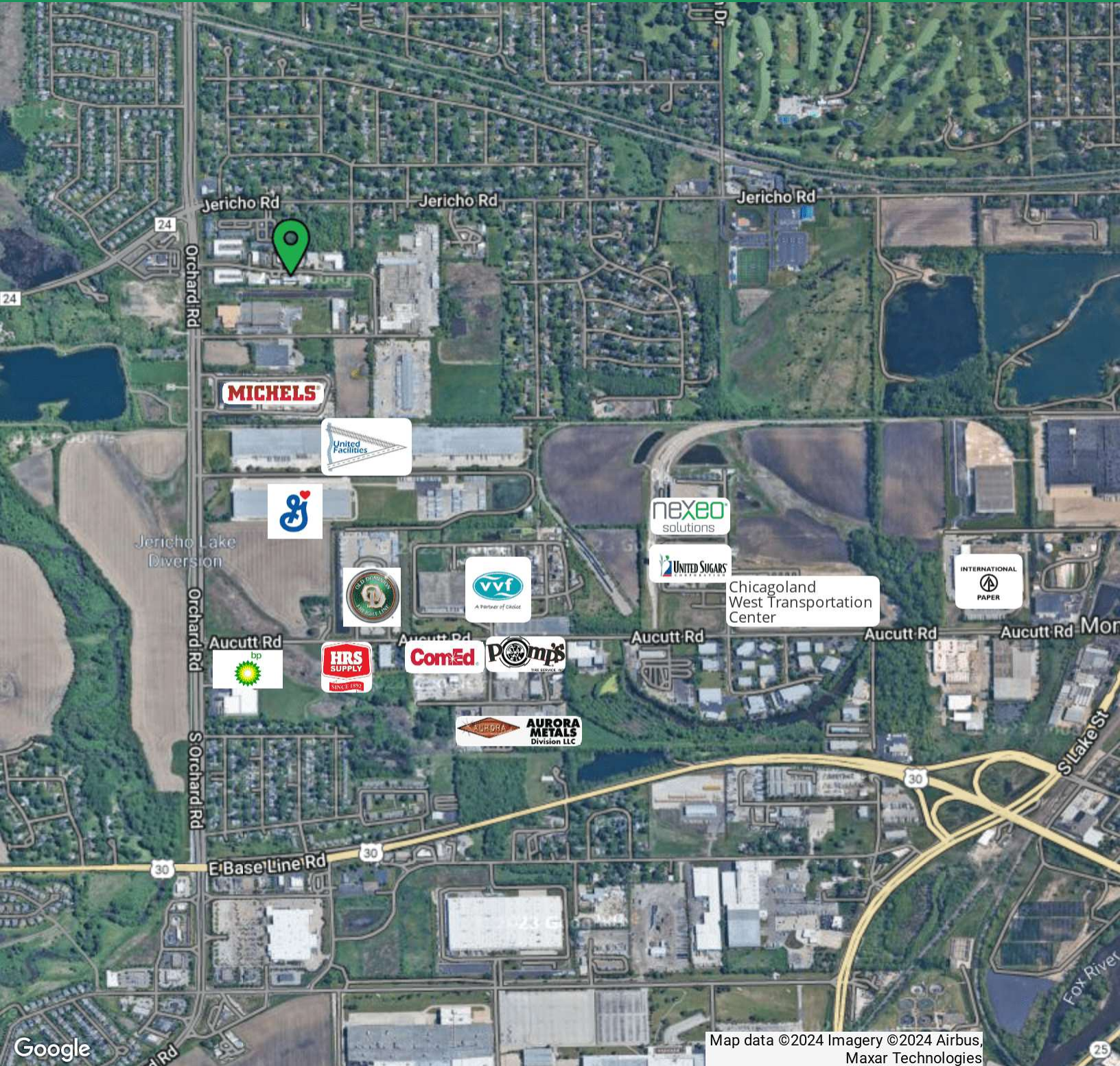
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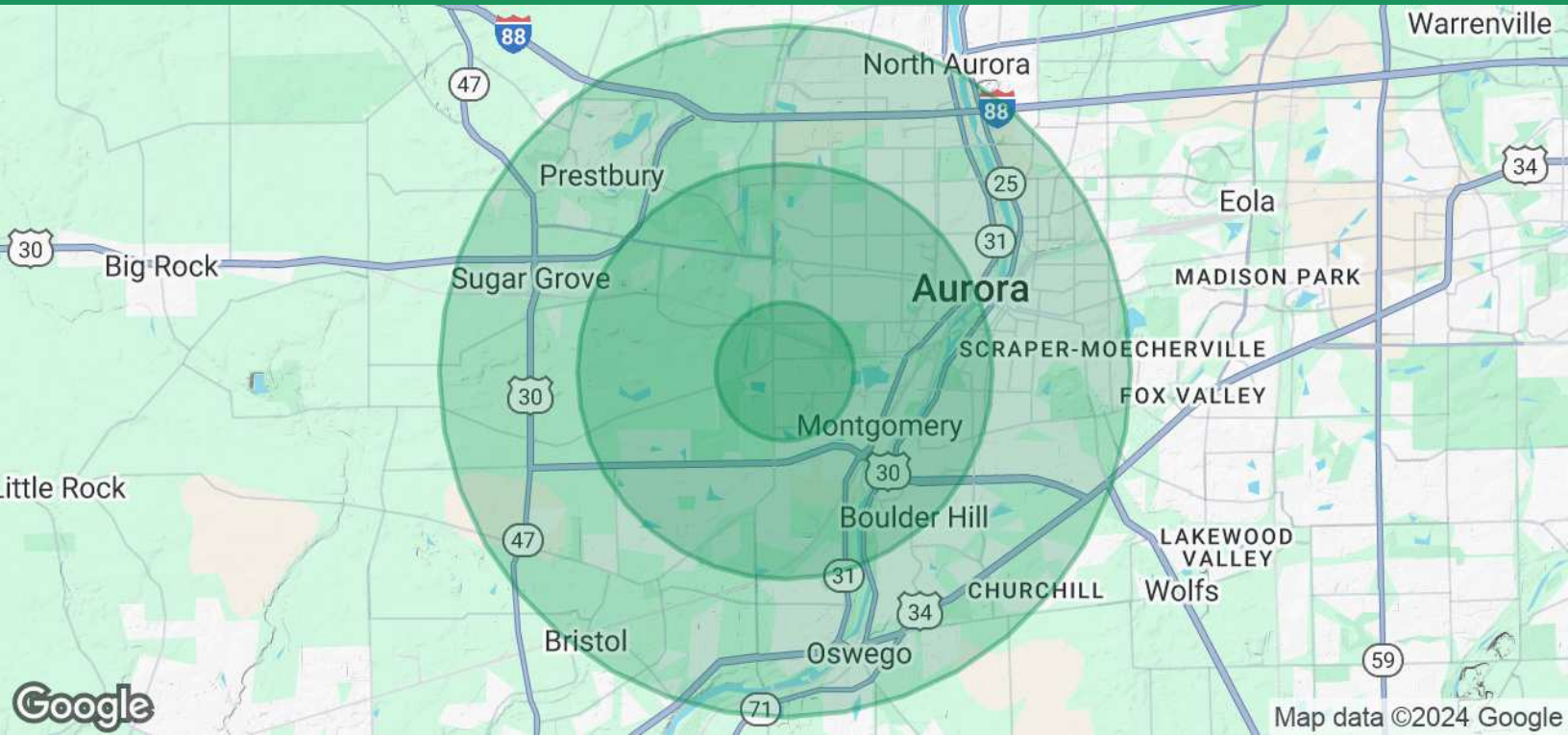
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Population

	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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