

For Lease

Industrial Space For Lease

2251-2255 Cornell Avenue, Montgomery, IL 60538



Location Description

Located less than 4 miles south of I-88 and Orchard Rd. Interchange and just north of Route 30.

Property Highlights

- Hard-to-find small warehouse space
- Two bathrooms
- 450 SF Two-story office
- Mezzanine
- Easy access to Orchard Rd
- Ample parking

Offering Summary

Lease Rate:	\$10.25 SF/yr (MG)
Available SF:	6,000 SF
Lot Size:	0.49 Acres
DID's:	1 (12'x14')
Dock's:	1
Zoning:	M-1

Demographics	1 Mile	2 Miles	3 Miles
Total Households	1,460	8,532	25,069
Total Population	4,004	23,249	73,093
Average HH Income	\$106,883	\$91,024	\$87,511

Dan J. Dolan

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Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506



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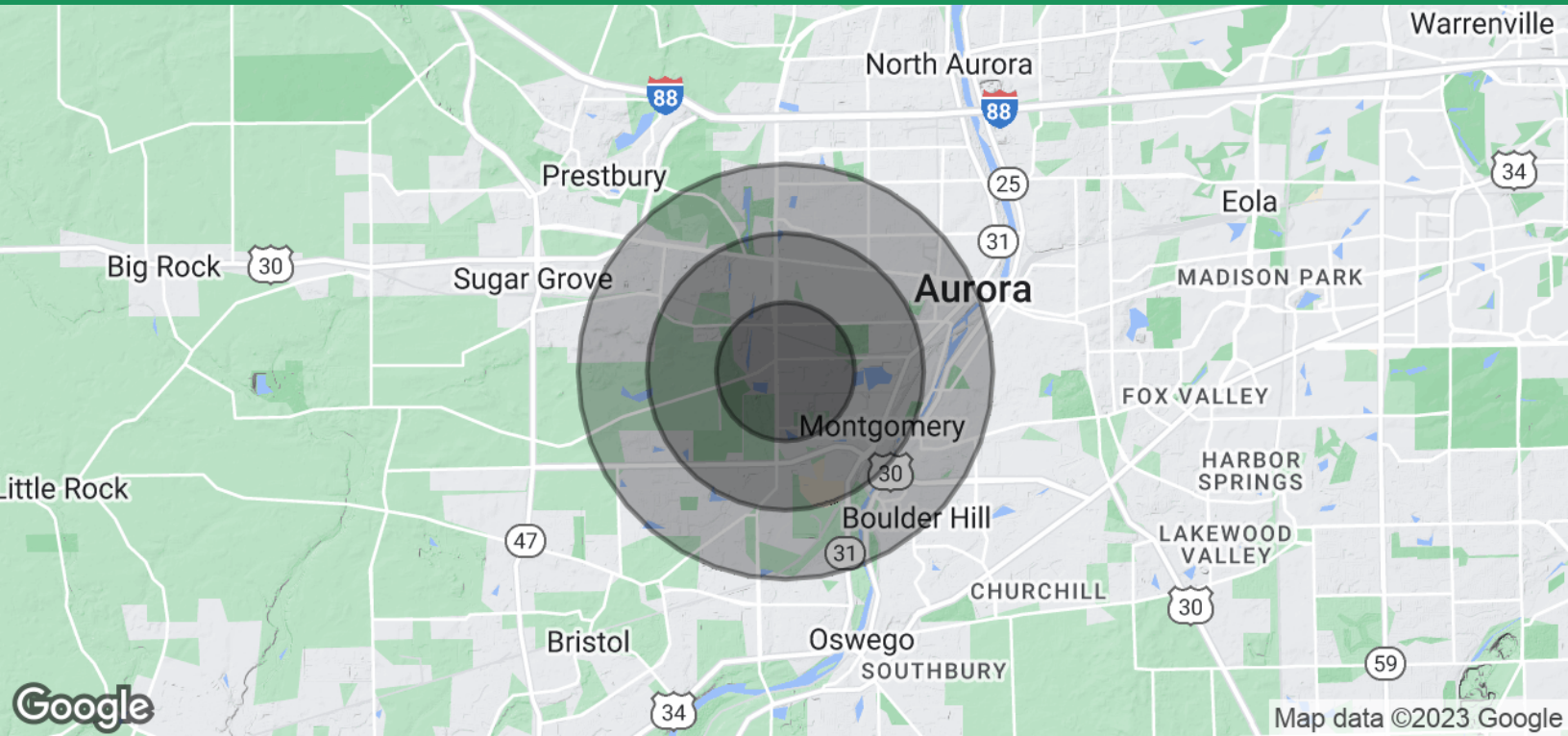
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Population

	1 Mile	2 Miles	3 Miles
Total Population	4,004	23,249	73,093
Average Age	44.2	37.3	34.6
Average Age (Male)	39.7	34.1	32.7
Average Age (Female)	49.4	40.3	36.5

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	1,460	8,532	25,069
# of Persons per HH	2.7	2.7	2.9
Average HH Income	\$106,883	\$91,024	\$87,511
Average House Value	\$240,918	\$199,914	\$190,308

* Demographic data derived from 2020 ACS - US Census

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