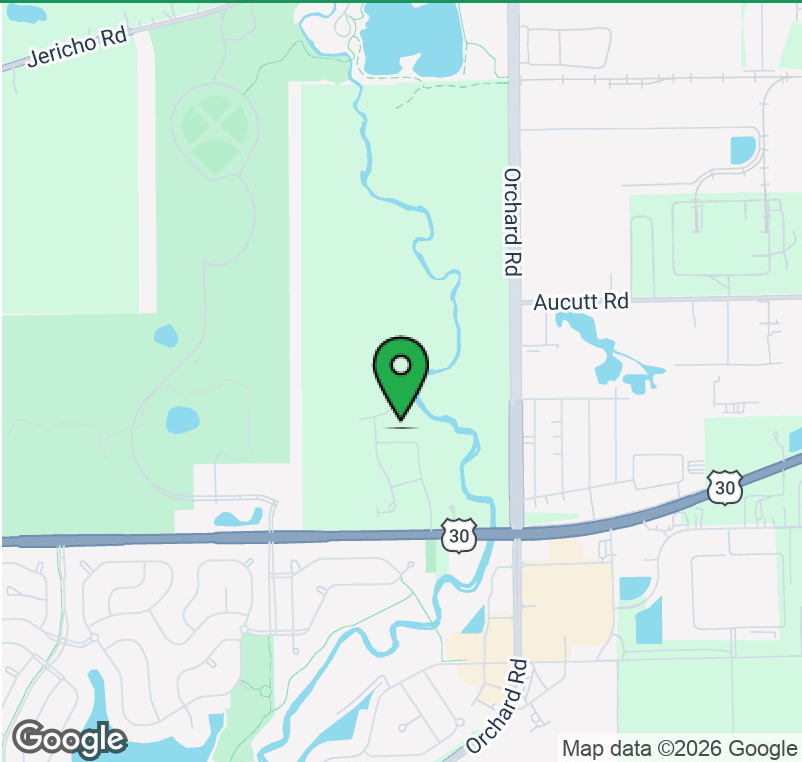


For Sale

Route 30 & Orchard Rd , Montgomery, IL 60538

Blackberry Corporate Center



Property Description

Two Large Industrial Lots can support from 550,000- 700,000 SF “big box” Industrial. Large Commercial Site along Route 30, west of Orchard Road.

Location Description

5 miles south of I-88 Orchard Road Interchange. Corporate neighbors include Armor Dial, Michel's Corporation, Hines Lumber, and United Facilities.

Property Highlights

- Located in Orchard Rd TIF District
- Rare Large Industrial Lots, Lot 2 supports 522,000 SF building, Lot 3 supports 681,000 SF building
- Two additional Commercial sites at the intersection of Orchard and Aucutt Road extension (west)
- Dynamic mixed-use development property
- Frontage on Orchard Rd, Route 30, and the future extension of Aucutt Rd
- Future uses include commercial, retail, industrial, hospitality, multi-family, medical, self-storage, and auto sales

Offering Summary

Entire 262 Acres "as-is": \$50,000/acre

Industrial Lots:

Lot 2 - Manufacturing:	37.5 Acres	\$7.00/SF
Lot 3 - Manufacturing:	53.3 Acres	\$7.00/SF

Commercial Lots:

Lot 1 - Commercial:	25.1 Acres	\$7.00/SF
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Demographics

	1 Mile	3 Miles	5 Miles
Total Households	1,717	20,348	55,240
Total Population	4,907	58,706	164,610
Average HH Income	\$117,359	\$112,998	\$108,018

Brian Dolan

630.774.8524

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

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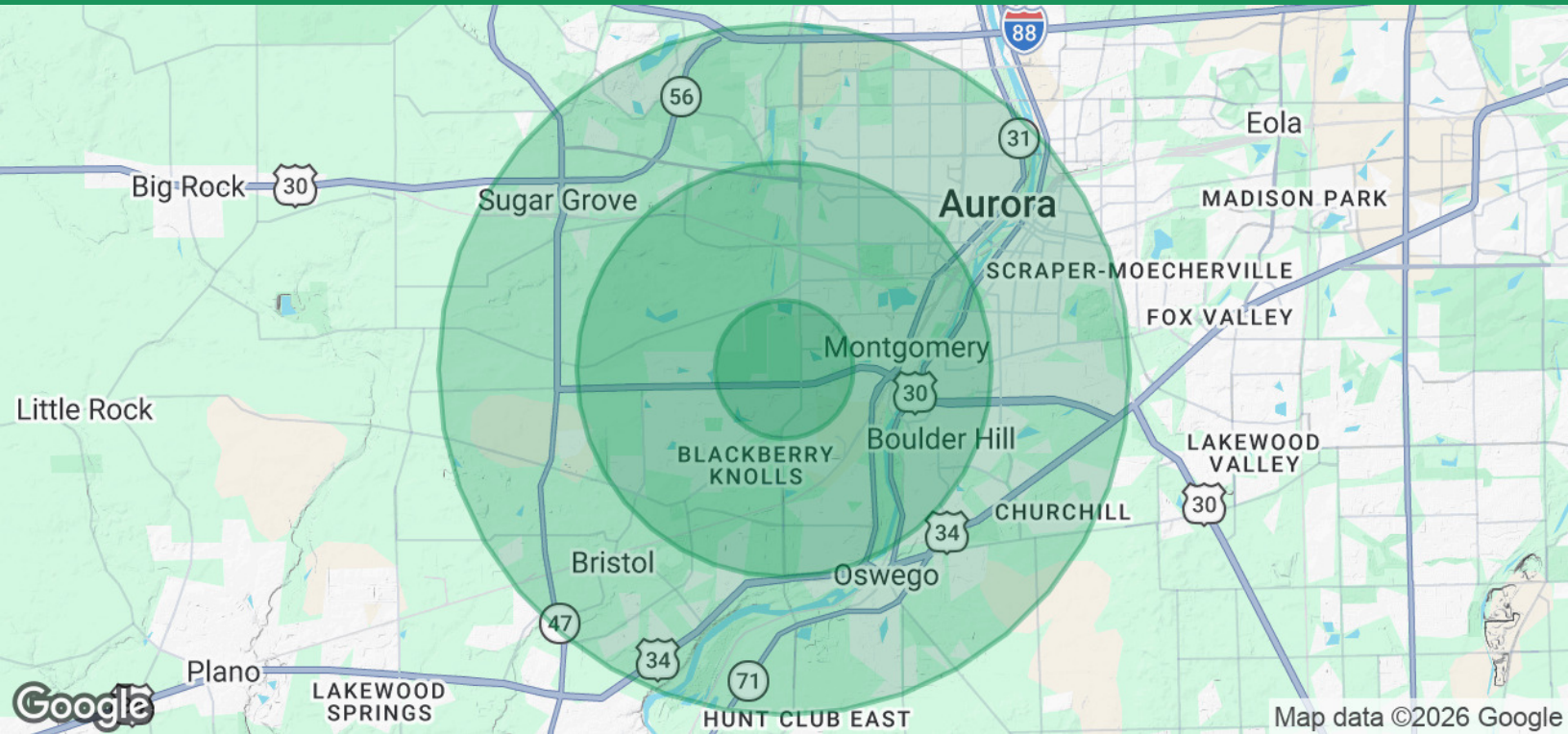
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DOLAN
and
MURPHY
INC.
Real Estate

For Sale

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Blackberry Corporate Center



Population	1 Mile	3 Miles	5 Miles
Total Population	4,907	58,706	164,610
Average Age	35.9	37.1	35.6
Average Age (Male)	28.1	34.1	35.2
Average Age (Female)	41.2	40.8	37.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,717	20,348	55,240
# of Persons per HH	2.9	2.9	3.0
Average HH Income	\$117,359	\$112,998	\$108,018
Average House Value	\$291,635	\$280,405	\$273,518

2023 American Community Survey (ACS)

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