Montgomery Rail Center-Montgomery Business Park

North side of Aucutt Road between Orchard Rd and R \mid Montgomery, IL \mid US \mid

Kane County

Available Acres: 140 | Sale Price: \$2.5



Zoning:	Planned Business Park
Adjacent Available Acres:	Yes
Setting:	Industrial Park
Within City Limits:	Yes
Specialty Features:	TIF District
Sale Price:	\$2.5
Lease Rate Note:	NA
Last Updated:	Feb 14, 2023

Economic Development Contact

John Hintzsche or Bradley Scott JB Commodities, LLC R. Time Investments LLC 5s502 Davis Road Big Rock, IL 60511 (630) 774-7450 | KJHINTZSCHE@GMAIL.COM

Realtor/Owner Contact

Brian Dolan Dolan & Murphy (630) 774-8524 | bk.dolanmurphyteam@catoncommercial.com

Property and Area Description

169 Acre Rail Served Logistics Park Fully approved PUD for over 1,700,000 SF of industrial development BNSF Rail service spur available Great opportunity with huge Labor pool between Aurora and Naperville

Population



485,923 10 Mile Radius

1,584,36120 Mile Radius

3,308,434

30 Mile Radius

Source: ESRI[®], 2024

Households



172,877 10 Mile Radius

585,970 20 Mile Radius

1,242,199

30 Mile Radius

Source: ESRI®, 2024

Transportation

Nearest Highway: ORCHARD ROAD (1.00 mi.)

Nearest Interstate: 188 (1.00 mi.)

Rail Served: Yes

Rail Served By: BNSF Railway
Rail Infrastructure in Place: Possible

Utilities

Electric: CommonWeath Edison

Natural Gas: NiCor Gas