

**LEASE: 1725-B CRESCENT LAKE DRIVE
MONTGOMERY, ILLINOIS 60538**

FIRST THREE YEARS OF LEASE:

1 st. year @ \$3.50/sf.

Plus \$ 1.02/st for Real estate Taxes

Plus 40% of monthly utility costs

2 nd. Year @ \$3.75/sf.

Plus Taxes and Utility costs

3 rd. year @ \$ 4.00/st.

Plus Taxes and Utility Costs

**INCLUDES: Grass/Lawn Maint., Parking Lot Maint.,
General Bldg. Repairs, Snow Removal.
Exterior Window Washing (Twice Yearly)**

THREE YEAR EXTENSIONS:

4 th. Year @ 4.25/sf.

Plus Taxes and Utility Costs

5 th. Year @ \$4.50/sf.

Plus Taxes and Utility Costs

6 th. Year @ \$4.75/st.

Plus Taxes and Utility Costs

****** SECURITY DEPOSIT \$3,500.00******

FOR LEASE

1725-B Crescent Lake Drive Montgomery, Illinois



Located in the Montgomery Business Park along Aucutt Road between Rt.31 and Orchard Road. Just one mile from US Rt. 30/By-pass and four miles from I-88. Office space and break room, 288 sf., large conference room, 467 sf., shop area, 2,400sf., one 12' x 14' overhead, insulated grade door, 3 Phase electric service, wet sprinkler system, 8" reinforced concrete floor and gas fired unit heaters. Insulated glass, architectural aluminum storefront entrance.



TOTAL SQFT 10,400

- Ceiling Peak (ft): 9' to 10' Office & Shop Office and 23' Warehouse and Shop
- Zoning: Light-Industrial
- Site Size: 1.6 Acres
- Office/Warehouse/Shop
- Former Use: Archery/Printing Business
- With-in: City of Montgomery, Illinois city limits
- Construction Type: Steel/Masonry
- Year Built: 2002

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