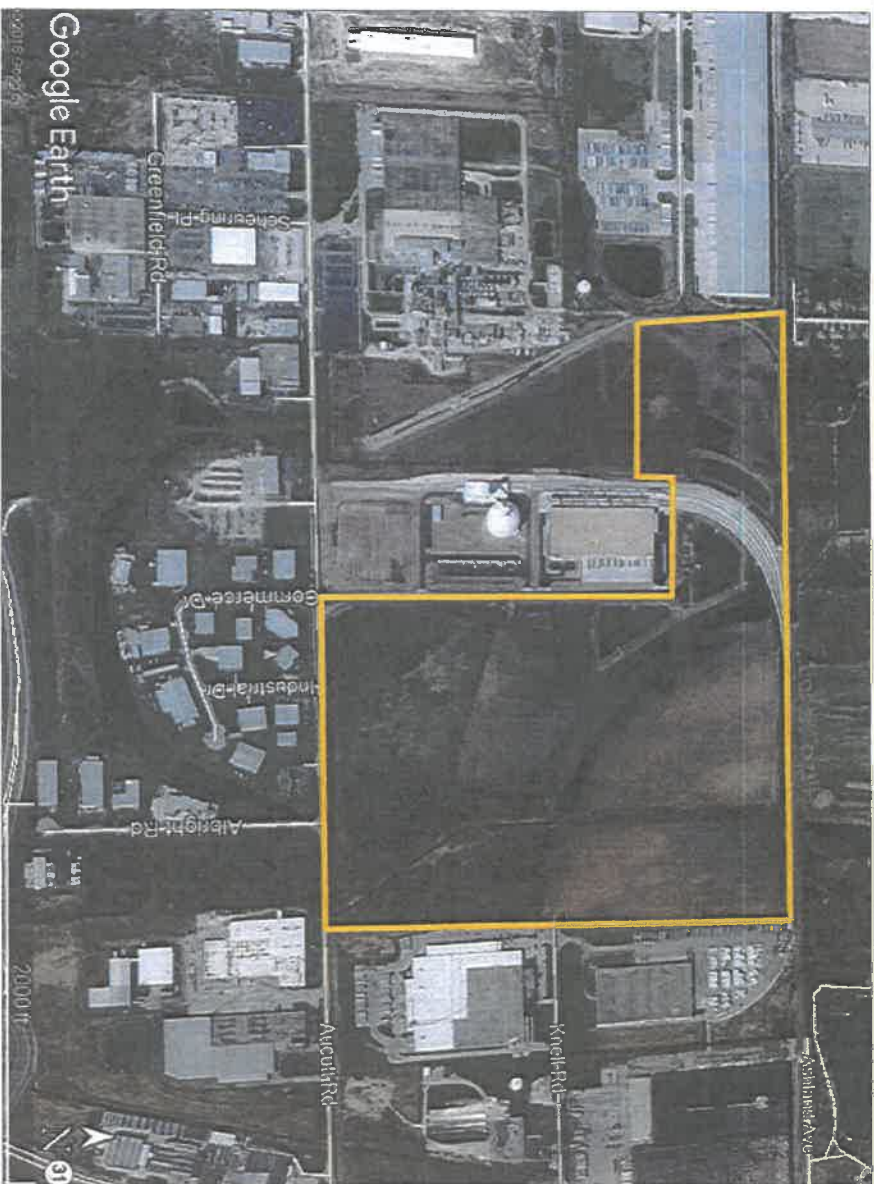


# FOR SALE MONTGOMERY RAIL CENTER

## PROPERTY HIGHLIGHTS

DESCRIPTION:

- 137 Acre Rail Served Railroad Park  
78 Acres usable
- Fully approved PUD for over 1,700,000 s.f.
- Lies within Orchard TIF District 2
- BNSF rail service spur available
- Fully improved, zoned ready to build
- North side of Aucutt Rd. between Orchard Road and Rt. 31
- 4 1/2 miles south of I-88
- Sale Price - For Lots - \$5.00 per sq. ft.  
Bulk (78 Acres) - \$3.00 per sq. ft.
- Lot Sizes - See Sheet



For additional information on this property contact:

**DOLAN & MURPHY, INC.**

**Brian K. Dolan, Ext. 102      630-774-8524**

**Daniel J. Dolan, Ext. 105      630-885-5785**

**Ryan J. Dolan, Ext 104      630-774-8522**

[www.dolanmurphy.com](http://www.dolanmurphy.com)



This information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice and is submitted without any warranty as to accuracy.

MONTGOMERY RAIL CENTER  
MONTGOMERY, IL  
INDUSTRIAL SITES FROM 10, 23 TO 78 ACRES



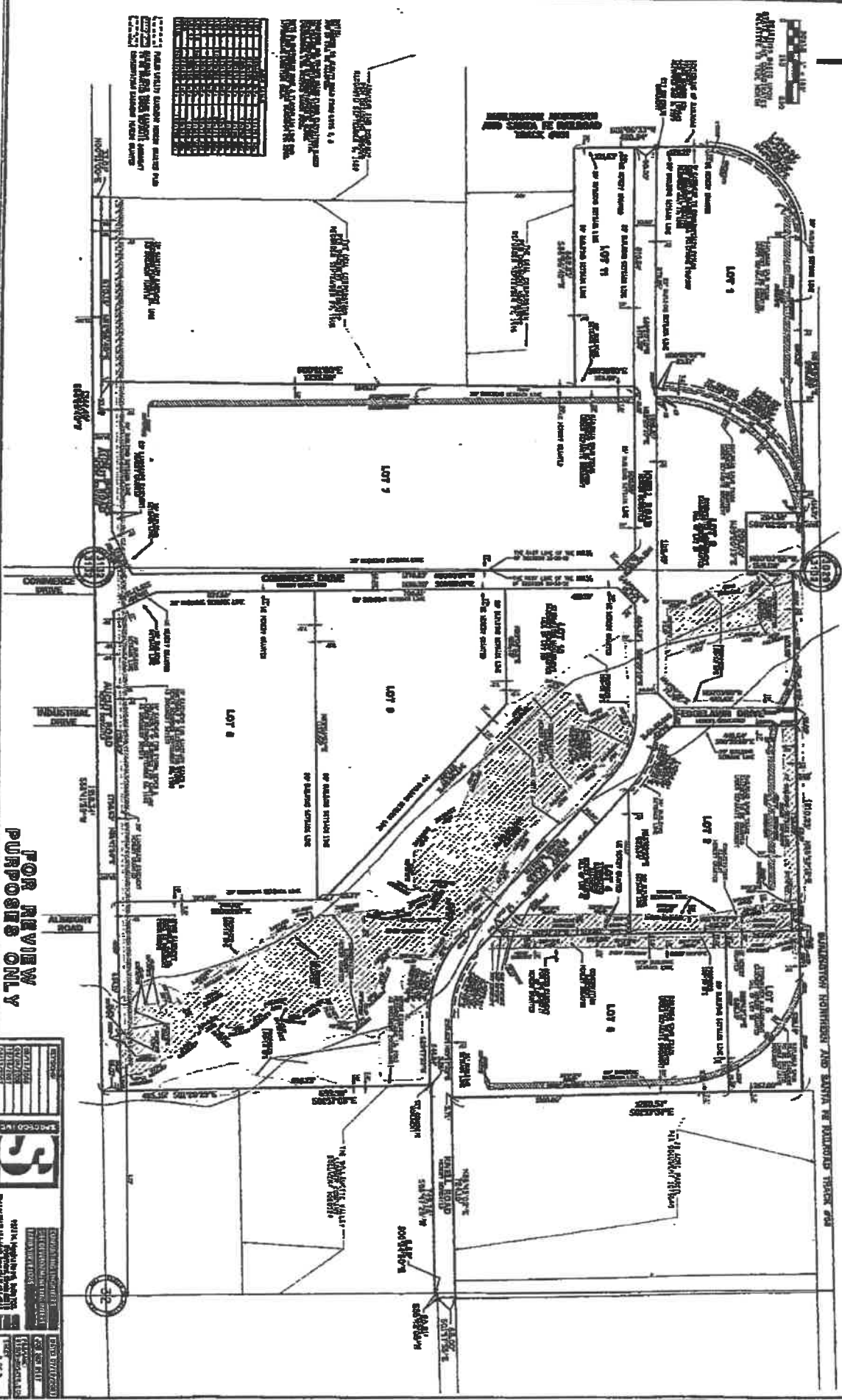
This information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice and is submitted without any warranty as to accuracy.

Montgomery Rail Center  
Aucutt Road, Montgomery  
Lot Prices, March 2018

<u>Lot #</u>	<u>Size</u>	<u>Price</u>
Lot #1	11.159 Acres	\$2,430,000
Lot # 3	10.20 Acres	\$2,221,000
Lot #5	3.593 Acres	\$785,185
Lot # 6	13.29 Acres	\$2,895,000
Lot# 8	18.82 Acres	\$4,098,000
Lot #9	12.73 Acres	\$2,773,000
Lot #11	4.346 Acres	\$946,558



**PLAN OF SUBDIVISION**  
**MONTGOMERY BUSINESS CENTER**  
 QUARTERS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



**LEGEND**

[Symbol]	LOT 1
[Symbol]	LOT 2
[Symbol]	LOT 3
[Symbol]	LOT 4
[Symbol]	LOT 5
[Symbol]	LOT 6
[Symbol]	LOT 7
[Symbol]	LOT 8
[Symbol]	LOT 9
[Symbol]	LOT 10
[Symbol]	LOT 11
[Symbol]	LOT 12
[Symbol]	LOT 13
[Symbol]	LOT 14
[Symbol]	LOT 15
[Symbol]	LOT 16
[Symbol]	LOT 17
[Symbol]	LOT 18
[Symbol]	LOT 19
[Symbol]	LOT 20
[Symbol]	LOT 21
[Symbol]	LOT 22
[Symbol]	LOT 23
[Symbol]	LOT 24
[Symbol]	LOT 25
[Symbol]	LOT 26
[Symbol]	LOT 27
[Symbol]	LOT 28
[Symbol]	LOT 29
[Symbol]	LOT 30
[Symbol]	LOT 31
[Symbol]	LOT 32
[Symbol]	LOT 33
[Symbol]	LOT 34
[Symbol]	LOT 35
[Symbol]	LOT 36
[Symbol]	LOT 37
[Symbol]	LOT 38
[Symbol]	LOT 39
[Symbol]	LOT 40
[Symbol]	LOT 41
[Symbol]	LOT 42
[Symbol]	LOT 43
[Symbol]	LOT 44
[Symbol]	LOT 45
[Symbol]	LOT 46
[Symbol]	LOT 47
[Symbol]	LOT 48
[Symbol]	LOT 49
[Symbol]	LOT 50
[Symbol]	LOT 51
[Symbol]	LOT 52
[Symbol]	LOT 53
[Symbol]	LOT 54
[Symbol]	LOT 55
[Symbol]	LOT 56
[Symbol]	LOT 57
[Symbol]	LOT 58
[Symbol]	LOT 59
[Symbol]	LOT 60
[Symbol]	LOT 61
[Symbol]	LOT 62
[Symbol]	LOT 63
[Symbol]	LOT 64
[Symbol]	LOT 65
[Symbol]	LOT 66
[Symbol]	LOT 67
[Symbol]	LOT 68
[Symbol]	LOT 69
[Symbol]	LOT 70
[Symbol]	LOT 71
[Symbol]	LOT 72
[Symbol]	LOT 73
[Symbol]	LOT 74
[Symbol]	LOT 75
[Symbol]	LOT 76
[Symbol]	LOT 77
[Symbol]	LOT 78
[Symbol]	LOT 79
[Symbol]	LOT 80
[Symbol]	LOT 81
[Symbol]	LOT 82
[Symbol]	LOT 83
[Symbol]	LOT 84
[Symbol]	LOT 85
[Symbol]	LOT 86
[Symbol]	LOT 87
[Symbol]	LOT 88
[Symbol]	LOT 89
[Symbol]	LOT 90
[Symbol]	LOT 91
[Symbol]	LOT 92
[Symbol]	LOT 93
[Symbol]	LOT 94
[Symbol]	LOT 95
[Symbol]	LOT 96
[Symbol]	LOT 97
[Symbol]	LOT 98
[Symbol]	LOT 99
[Symbol]	LOT 100

**FOR REVIEW PURPOSES ONLY**

<b>OWNER</b>		<b>DATE</b>	
<b>ENGINEER</b>		<b>SCALE</b>	
<b>PLANNING</b>		<b>PROJECT NO.</b>	
<b>RECORD NO.</b>	5	<b>SECTION</b>	
<b>DATE</b>		<b>APPROVED BY</b>	
<b>REVISIONS</b>		<b>DATE</b>	
<b>NO.</b>		<b>BY</b>	
<b>DESCRIPTION</b>		<b>DATE</b>	