

AVAILABLE FOR SALE / LEASE  
1551-1561 AUCUTT ROAD  
MONTGOMERY, ILLINOIS 60538

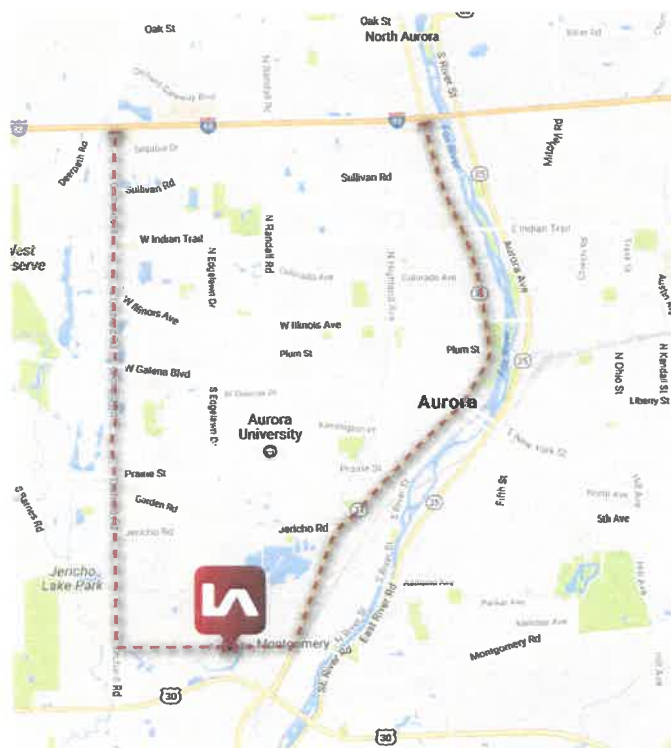
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

## SINGLE OR MULTI-TENANT INDUSTRIAL PROPERTY



### BUILDING SPECIFICATIONS:

<b>BUILDING SIZE:</b>	13,100 SF
<b>SITE SIZE:</b>	1.01 Acres (43,996 SF)
<b>OFFICE SIZE:</b>	±3,000 SF
<b>CLEAR HEIGHT:</b>	20' Clear
<b>PARKING:</b>	28 Cars
<b>LOADING:</b>	› 2 Drive-in Doors (14' x 14' and 12' x 14')
<b>SALE PRICE:</b>	\$1,113,500.00 (\$85 PSF)
<b>LEASE RATE:</b>	\$8.50 /MG
<b>REAL ESTATE TAXES:</b>	\$17,947 (\$1.37 PSF)
<b>COMMENTS:</b>	› Single or Multi-Tenant Industrial Property Provides Good User / Investor Opportunity › Newer Construction › Retail Visibility off Aucutt Road

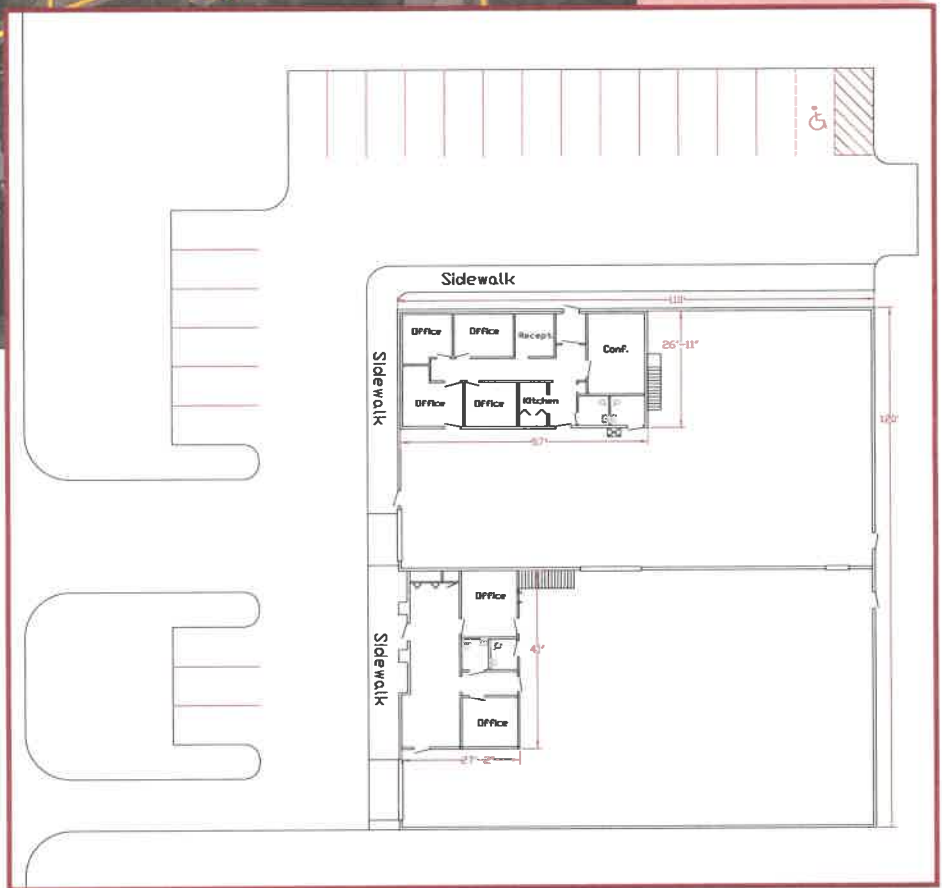


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