

Land For Sale

DOLAN
and
MURPHY
TEAM

or
CATON
COMMERCIAL
REAL ESTATE GROUP

Montgomery Rail Center

Proposed connection of Knell Rd

Train Spurs Available

Aucutt Rd

Knell Rd

Route 30

Route

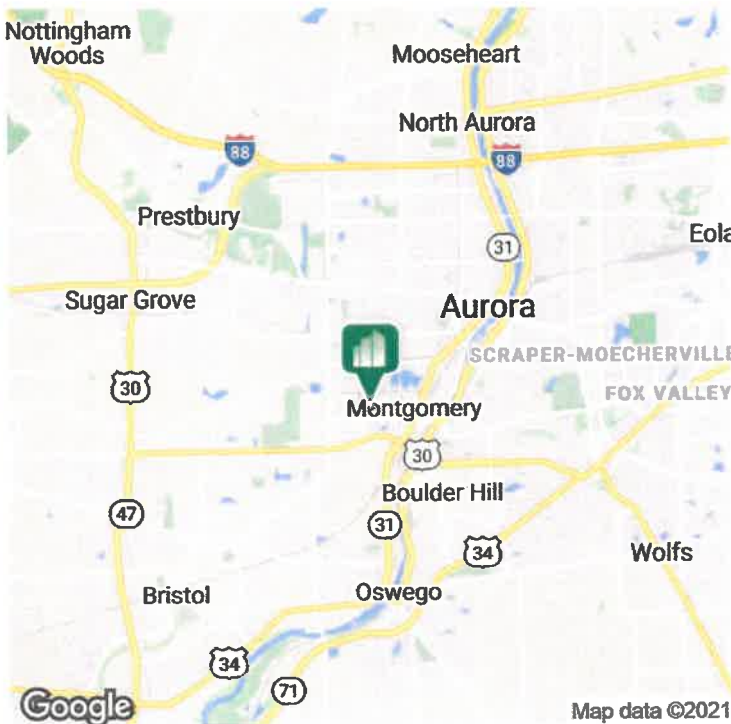
MONTGOMERY RAIL CENTER

AUCUTT RD. & KNELL RD. , MONTGOMERY, IL 60538

DOLAN & MURPHY TEAM OF CATON COMMERCIAL REAL ESTATE // 765 ORCHARD AVENUE, AURORA, IL 60506 // CATONCOMMERCIAL.COM



**AUCUTT RD. & KNELL RD. , MONTGOMERY, IL 60538
MONTGOMERY RAIL CENTER**



OFFERING SUMMARY

Sale Price: See Following Page

Lot Size: 78 Acres

County: Kane

Parcel Numbers:
 15-31-200-024
 15-31-240-001
 15-31-240-002
 15-31-240-003
 15-31-240-004
 15-32-100-015
 15-32-100-016
 15-32-104-001

PROPERTY OVERVIEW

78 Acres of Industrial Land with Rail Service.

PROPERTY HIGHLIGHTS

- Includes 78 Acres usable
- Located in Orchard TIF District 2
- BNSF Rail Service Spur available
- Nearby neighbors include General Mills, United Facilities, Old Dominion, Nexeo Plastics, and United Sugar Corporation

LOCATION OVERVIEW

Located on the north side of Aucutt Rd. between Orchard Rd. & Route 31. Site is located 4 1/2 miles south of I-88. Approximately 31,300 VPD on Route 30 & 15,400 VPD on Route 31.

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