



FORTINO
REAL ESTATE GROUP

kwCOMMERCIAL

SINGLE-TENANT INDUSTRIAL BUILDING WITH OFFICE SPACE

FOR LEASE – 9,680 SF Warehouse

1760 COMMERCE DRIVE, MONTGOMERY, IL | OFFERING MEMORANDUM

OFFERING PRESENTED BY:



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PROPERTY OVERVIEW

This freestanding industrial building in Montgomery offers approximately 9,680 SF of functional warehouse space on a 0.89 acre site. The single unit property is zoned M1 and provides a practical layout suitable for a variety of industrial, warehouse, distribution, or service users.

The warehouse features a 22 foot clear height, one 12' x 14' drive in door, and one 12' x 14' interior loading dock. Additional building features include ample electrical service, a fully sprinklered interior, a heated warehouse, and air conditioned office space.

Constructed in 1998, the building features durable metal construction and a paved site layout with convenient vehicle access and onsite parking. The combination of loading capabilities, strong clear height, and flexible industrial zoning makes the property well suited for users seeking functional space in the Montgomery industrial market.

PROPERTY DETAILS

Property Address	1760 Commerce Drive, Montgomery, IL
Property Type	Industrial
Lease Rate	Subject to Offer
Building Size	9,680 SF
# Units	1
Lot Size	0.89 AC
Year Built	1998
Zoning	M-1
Power	Heavy Power
HVAC	Heated Warehouse, Air Conditioned Office
Sprinkler System	Yes
Construction Type	Metal
Clear Height	22'
Drive In Doors	DID (1) 12' 14'
PIN	15-32-301-003



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DETERGENT
MARKETING SYSTEMS



SUBJECT PROPERTY

VVF ILLINOIS SERVICES

CHICAGOLAND WEST
TRANSPORTATION CENTER

AUCUTT ROAD

AUCUTT ROAD



COMED AURORA
HEADQUARTERS

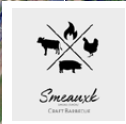
TRIO FOUNDRY
MVP PLUMBING

LAKIN GENERAL CORP.
LIBERTY TIRE RECYCLING

CENTRAL STATES
BUS SALES, INC

LUMBERMANS WHOLESALE
CITY ELECTRIC SUPPLY
PEZZ'S
GENERAL PUMP
PIKE SYSTEMS

SCHAEFER GREENHOUSES INC
WTHE LAKONE COMPANY
AURORA BEARING
MIDWEST SIDING SUPPLY
RICHARDS BUILDING SUPPLY
CIRCULAR CONCEPTS



ORCHARD ROAD

HWY 30

HWY 30

HWY 30



MIDWEST DRIVESHAFT
HP MOTORWORKS

CUBESMART SELF STORAGE

PENSACE TRUCK REPAIR



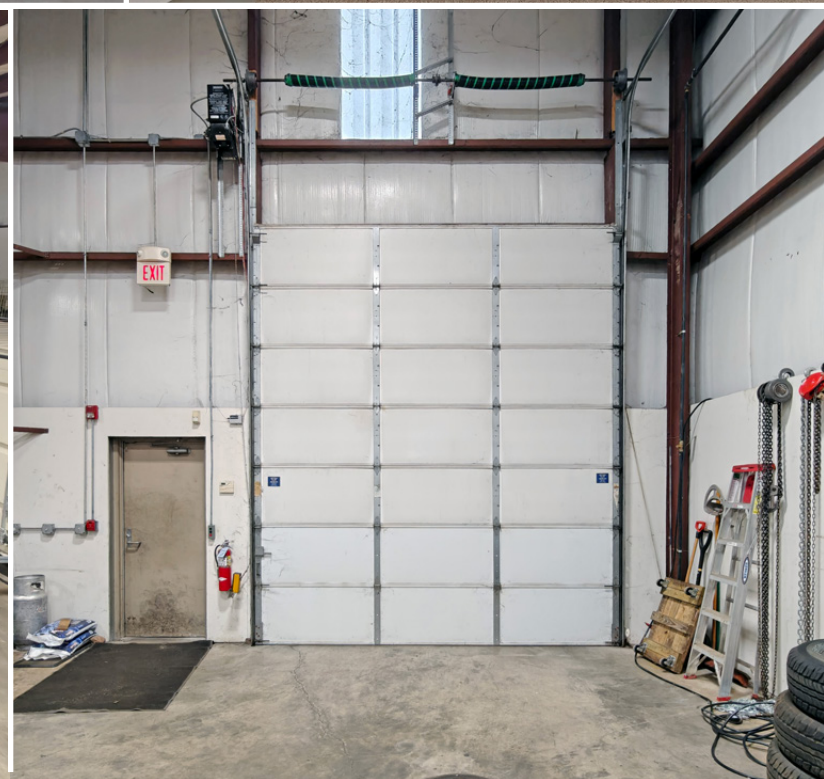
MIDWEST WAREHOUSE
CORE-MARK INTERNATIONAL



SOLAR PANEL POWER PLANT







MARKET OVERVIEW



US ROUTE 30
1 MILE SOUTH



IL ROUTE 31 (LAKE STREET)
1 MILE WEST



INTERSTATE 88
5.5 MILES NORTH



O'HARE INT'L AIRPORT
42 MILES NORTHEAST

MONTGOMERY, ILLINOIS

Montgomery, Illinois is a growing Fox Valley community that has evolved from a small village into an established residential and commercial hub with a business-friendly environment. Montgomery benefits from its position along the Orchard Road and U.S. Route 30 corridors, providing convenient access to Interstate 88 and Interstate 55. The village has experienced steady population growth over the past two decades, attracting families and businesses seeking more affordable land and housing. The community has a median household income above the national average, supported by a high rate of homeownership and a workforce employed across manufacturing, healthcare, logistics, education, retail, and professional services.

Montgomery's economy benefits from its strategic location within one of the Chicago region's fastest-growing industrial corridors. Major employers in the surrounding area include Caterpillar, Rush Copley Medical Center, BNSF Railway, Presence Mercy Medical Center, Aurora University, and a broad network of advanced manufacturers, distribution companies, and logistics providers throughout Aurora, Oswego, Yorkville, and Naperville. New industrial construction throughout Kendall and western Kane counties reflects sustained demand from regional and national users, while existing facilities continue to attract businesses.

DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT

	3 mile	5 miles
2025 Population	86,870	195,196
2025 Households	28,998	63,787
Avg Household Size	2.90	3.00
Median Home Value	\$264,512	\$269,514
Avg Household Income	\$106,174	\$109,727
Median Age	37.00	36.70



Education

Some High School, No Diploma	8,959	24,021
High School Graduate	15,471	32,680
Some College, No Degree	17,055	35,658
Associate Degree	4,794	11,158
Bachelor's Degree	10,753	24,521
Advanced Degree	5,305	11,118



Employment

Civilian Employed	45,606	103,998
Civilian Unemployed	2,325	4,922
Civilian Non-Labor Force	20,940	44,785
U.S. Armed Forces	11	26



3-MILE POPULATION:
86,870



MEDIAN AGE
37



AVERAGE HOUSEHOLD INCOME
\$106,174

SINGLE-TENANT INDUSTRIAL ASSET WITH OFFICE SPACE

1760 COMMERCE DRIVE, MONTGOMERY, IL

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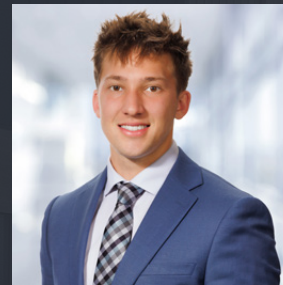


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