

# Industrial Land – M1 Zoning With Rail

## 1266 Orchard Road, Montgomery, IL

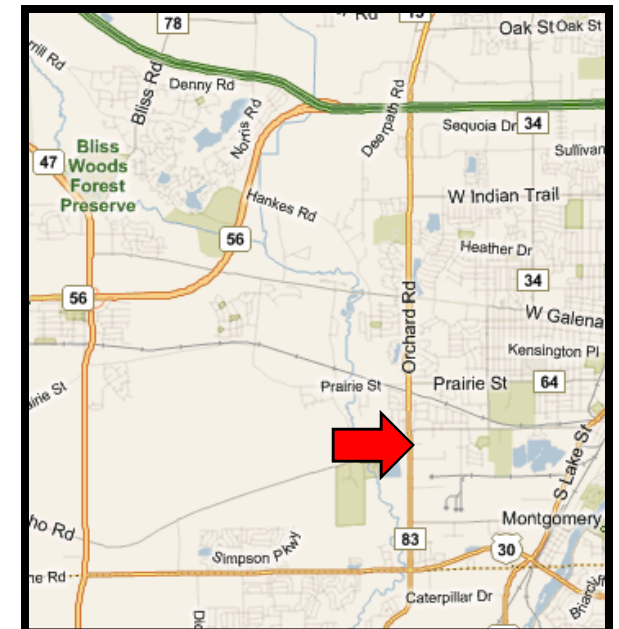
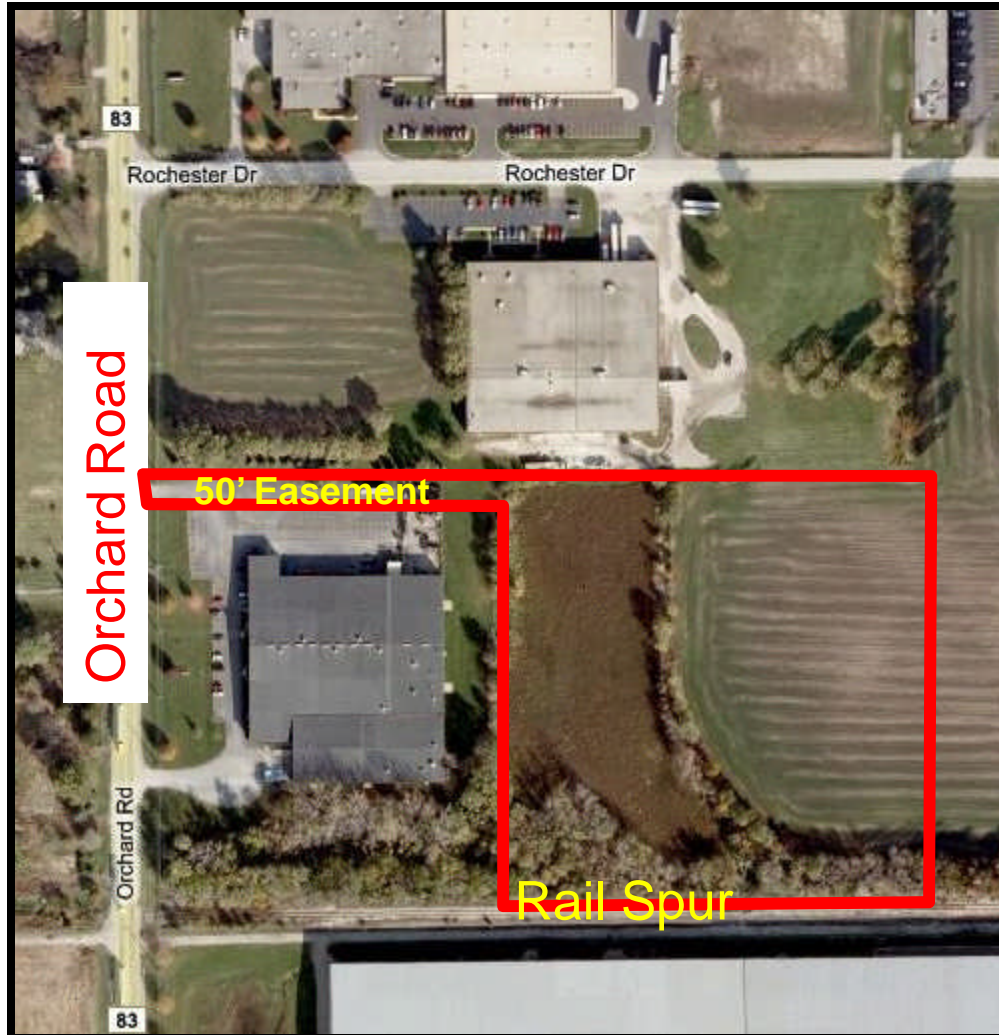
# FOR SALE

## +/- 8.59 Acres

**5 Minutes to I-88, Easy Access to Routes 30, 31, 47, 71, and 126**  
**Ideal for Manufacturing, Warehouse, Storage, Self Storage, or ?**

- Flexible M-1 Zoning
- Access/Sign Easement on Orchard
- Access to Rail Spur
- Additional Land Available
- No Wetlands or Floodplain
- Sewer & Water at Orchard
- Low Kane Co. Taxes

**Great Value for Industrial Land!**



All information is obtained from sources believed to be reliable, but is not guaranteed. Buyers are advised to perform their own due diligence. All boundaries and property depictions are approximate.

For information, please contact:

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Exclusively  
Offered by:



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## 1266 Orchard Road, Montgomery, IL

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## +/- 8.59 Acres

### LOCATION:

- East Side of Orchard Road, South of Rochester Dr., North of Aucutt
- Approx. 5 Miles South of I-88,
- Approx. 2 Miles North of U.S. Route 30
- **Easy access to Routes 30, 31, 47, 71, and 126**

### TRAFFIC:

- Approx. 26,200 Vehicles/Day on Orchard Road

### MUNICIPALITY AND ZONING:

- Village of Montgomery - Zoned M-1
- Allowable uses include light manufacturing, assembly, warehousing, etc.
- Self storage, distribution, contractor yard, others possible w/ special use.
- Low Kane County taxes!

### UTILITIES AND IMPROVEMENTS:

- **Rail spur along south property line** (Illinois RailNet to BNSF)
- Sewer and water available
- 50' Easement provides direct access to Orchard
- Sign rights on Orchard Rd. possible

### PRICING:

- Asking \$2.50 per square foot.
- **Lowest priced parcel in the area!**

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