

RETAIL/WAREHOUSE SPACE FOR LEASE DOUGLAS COMMONS SHOPPING CENTER

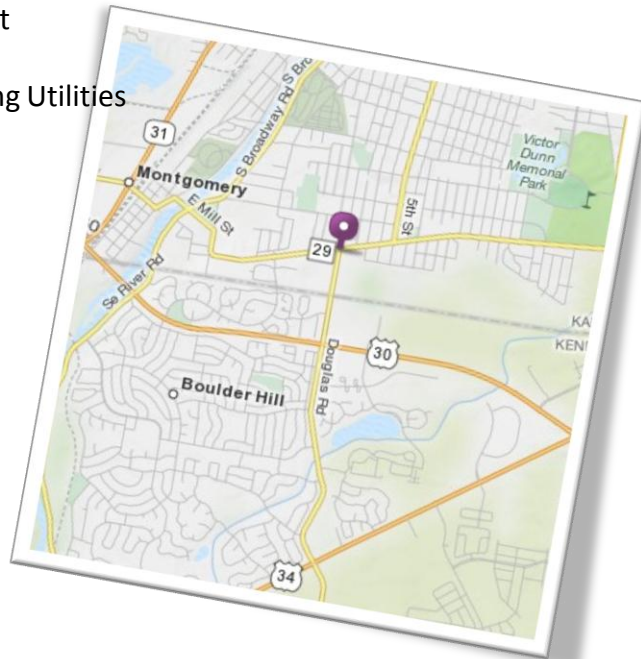


Douglas Commons
277-299 Montgomery Road
Montgomery, Illinois



BUILDING HIGHLIGHTS

- Retail Space With or Without Attached Warehouse Space Possible
- 3,200 S.F. of Retail Can Be Combined With 7,000 & 11,650 S.F. of Warehouse Space
- Total Space available 25,490 S.F.
- Aggressive Stable Ownership Will Consider Sizeable Rent Incentives for credit-worthy tenants
- \$4.50 - \$13.00 / PSF Full Gross Lease Rates, Not Including Utilities
- Built in 1977, Re-Developed in 1998
- Excellent Co-Tenancy, Dollar General Anchored
- Good Visibility in Established Center
- Ownership May Consider Sale
- Attractive Co-Op Fee, Broker Owned



Nick Weis, CCIM
Managing Broker
nweis@thirddaycommercial.com



Third Day Commercial, LLC | 1 E. Merchants Drive Suite 302 | Oswego Illinois 60543 | (630) 897-8344

www.thirddaycommercial.com

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

LOCATION / AREA

277-299 Montgomery Road Montgomery, Illinois



BUILDING SPECIFICS

- 46,686 S.F. on 4.65 Acres Just West of the SWC of Douglas and Montgomery Roads
- Large Amount of Parking Available as Well as In the Rear of the Center
- 3 Docks + 1 DID, ATM On-Site
- 22' Ceiling Heights, Zoned B-2
- Recent Upgrades to Some HVAC Units
- Access from Both Douglas and Montgomery Roads
- Dense Demographic Area with Above Average Traffic Counts



Third Day Commercial, LLC | 1 E. Merchants Drive Suite 302 | Oswego Illinois 60543 | (630) 897-8344
www.thirddaycommercial.com

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