

WESA GROUP

— LLC —

925 Dieckman St

925 Dieckman St
Woodstock, IL
60098



Contact Wesa Group

(815) 345-7908
Wesa Group, LLC
Huntley, IL 60142

ABOUT THE PROPERTY

FOR LEASE OR SALE – Subject to Offer

Fully renovated M-1 zoned industrial facility featuring warehouse clear heights ranging from 14' to 18' and flexible build-to-suit office configurations. Recent improvements include a new energy-efficient HVAC system, LED lighting throughout, a new roof, and upgraded insulation.

The property is equipped with substantial power capacity, including:

- (1) 400-amp, 3-phase, 240-volt service
- (1) 800-amp, 3-phase, 480-volt service
- (1) 1,600-amp, 3-phase, 480-volt service

Additional features include:

- Truck dock and drive-in door access
- Fully sprinklered building
- High-pressure natural gas service
- City water and sewer
- 20 on-site parking spaces

Ideal for manufacturing, warehousing, distribution, and other industrial users.

Available Fall 2026

Property Info

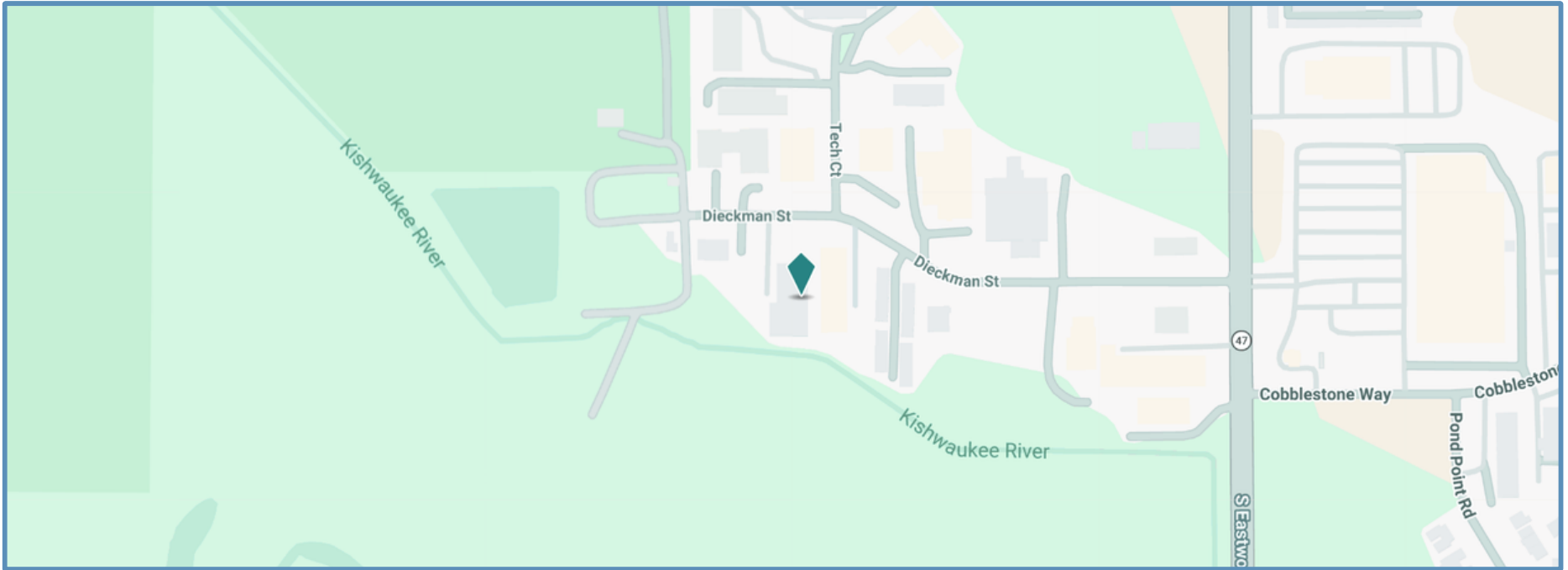
Property Type	Industrial – Full Build Out
Tenancy	1-10 Years
Zoning	MI – Light Industrial or Limited Manufacturing accommodates low-impact manufacturing, warehousing, wholesaling, and research facilities
Lot Size	1.00 AC
APN #	13-17-427-007
Rail Access	No

Street Address	925 Dieckman St
City, State, Zip	Woodstock, IL 60098
County	McHenry

Lease Price	TBD
Sale Price	TBD

Building Info

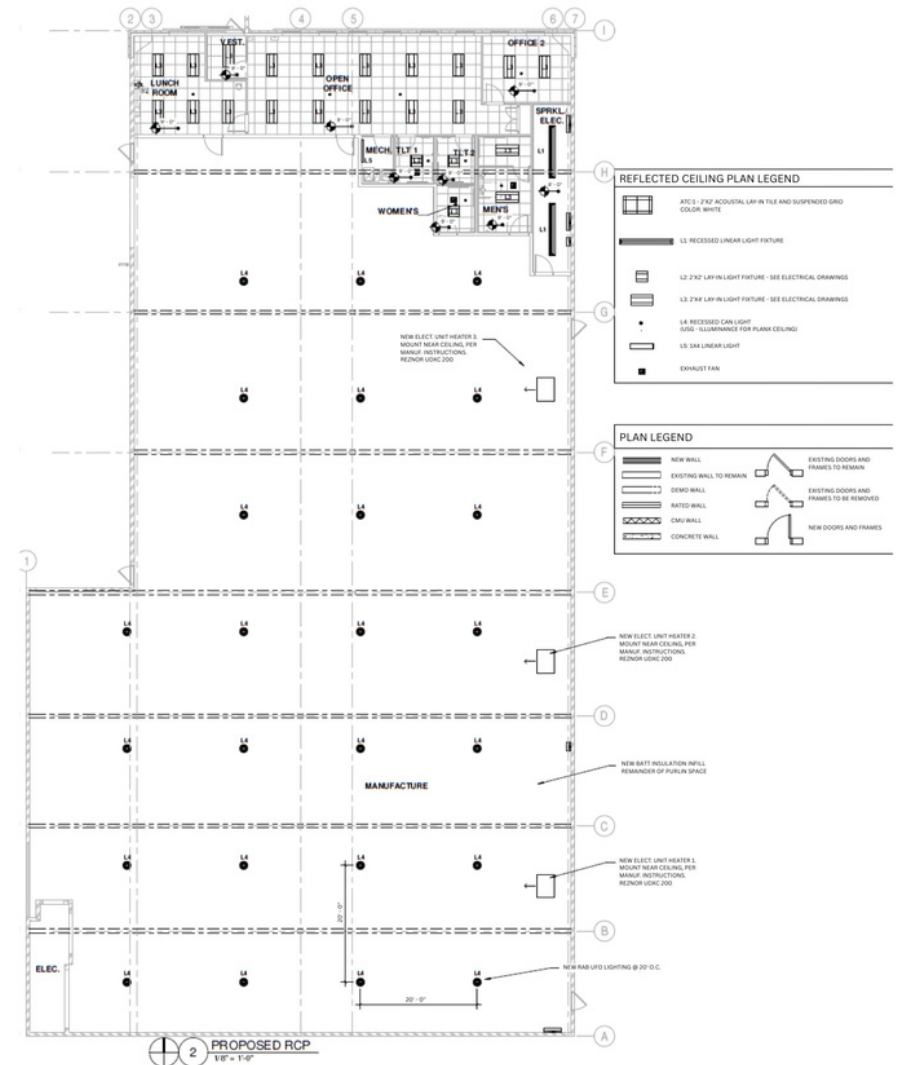
Total Building Size	14,646 SF
Office	Build-to-Suit
Total Space Size	14,646 SF
Clear Height	14' – 18'
Year Built	1985
Exterior Dock Doors	1
Construction	Steel
Water/ Sewer	City/City
Gas	Natural
Power Supply	Heavy Amps: 1,600 Volts: 580 Phase: 3



Area Info

Transportation	Miles	Drive
Metra - Woodstock	3.2	8 min drive
IL Route 47	0.2	2 min drive
I-90	12.0	21 min drive
I-94	35.0	62 min drive
I-80	73.0	80 min drive

Transportation	Miles	Drive
Railroad - INTERMODAL SERVICE, INC.-BELVIDERE-IL	28.8	40 min drive
Chicago/Rockford International Airport	45.7	53 min drive
Freight Port - Milwaukee, WI	80.0	96 min drive



ABOUT

WESA GROUP

Wesa Group is a privately held real estate company specializing in I-1 zoned industrial properties throughout the Northwest Chicago suburbs, with locations in Woodstock, Elgin, and South Elgin, Illinois.

Founded by Mark Wesa, Chairman of the Board at MKD Electric and Wesa Automation, Wesa Group brings business experience and a commitment to quality properties, responsive service, and long-term tenant relationships.

As a family-owned and operated company, we take a hands-on approach to property management, led by Keith Wesa and supported by Christine Wesa's accounting expertise.

We are proud to provide reliable industrial spaces where businesses can grow and succeed.

CONTACT

WESA GROUP



(815) 345-7908



Wesa Group LLC



Huntley, IL

WHY WORK WITH WESA GROUP

- We know firsthand the challenges business owners face and provide solutions with that understanding in mind
- Our friendly, knowledgeable team brings over 15 years of commercial real estate experience
- We self-perform maintenance services and are always just a phone call away
- Giving back matters to us, and we proudly support our community through ongoing philanthropic efforts