

12 Duncan Place, Woodstock, IL

Available: 2.6 Acres



FOR SALE: 2.6 Acres in Cold Headers Industrial Park

AVAILABLE: 2.6 Acres

UTILITIES: Nearby

TOPOGRAPHY: Level

ZONING: M-1

PIN: 13-09-478-002

TAXES: \$3,736 in 2024

ASKING PRICE: \$145,000

- 2.6 Acres can accommodate manufacturing uses
- Nearby other residential and retail amenities
- Previously planned for industrial buildings with storage
- Nearby the Rt. 47 corridor that connects to I-90

ENTRE
Commercial Realty LLC

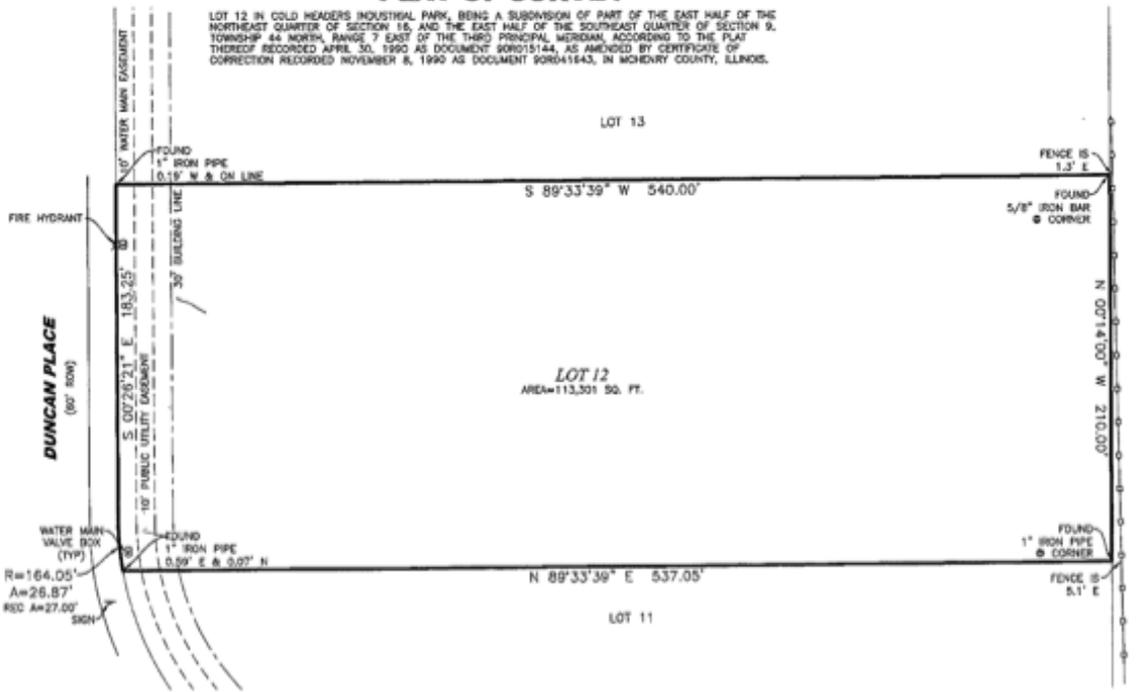
Kevin Kaplan, CCIM
309-261-0920
kkaplan@entreccommercial.com

SCAN FOR LISTING



PLAT OF SURVEY

LOT 12 IN COLD HEADERS INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 15, AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 30, 1990 AS DOCUMENT 90R015144, AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED NOVEMBER 8, 1990 AS DOCUMENT 90R041643, IN WENDELL COUNTY, ILLINOIS.



GENERAL NOTES

1. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE ALSO COMPARE ALL POINTS BEFORE BUILDING BY SINK, AND REPORT ANY DIFFERENCE IMMEDIATELY.
2. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE.
3. BEARINGS SHOWN HEREON ARE ASSUMED.
4. ALL DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
5. FIELD WORK COMPLETED 03/24/2021.
6. PREPARED FOR ZANCK, COOK, WRIGHT & SALASIN, P.C.

R=164.05'
A=26.87'
REC A=27.00'

SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS }
COUNTY OF WENDELL }

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL AT WOODSTOCK, ILLINOIS, THIS 24TH DAY OF MARCH, A.D., 2021.

BY: *CHAD D. HOWARD*
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3052
LICENSED EXPIRES NOVEMBER 30, 2023.
PROFESSIONAL DESIGN FIRM 184-009180



MERIDIAN
Land Surveying Co.
2547 APPLEWOOD LANE
WOODSTOCK, IL
(815)861-3135

LOT 12 DUNCAN PLACE
WOODSTOCK, IL

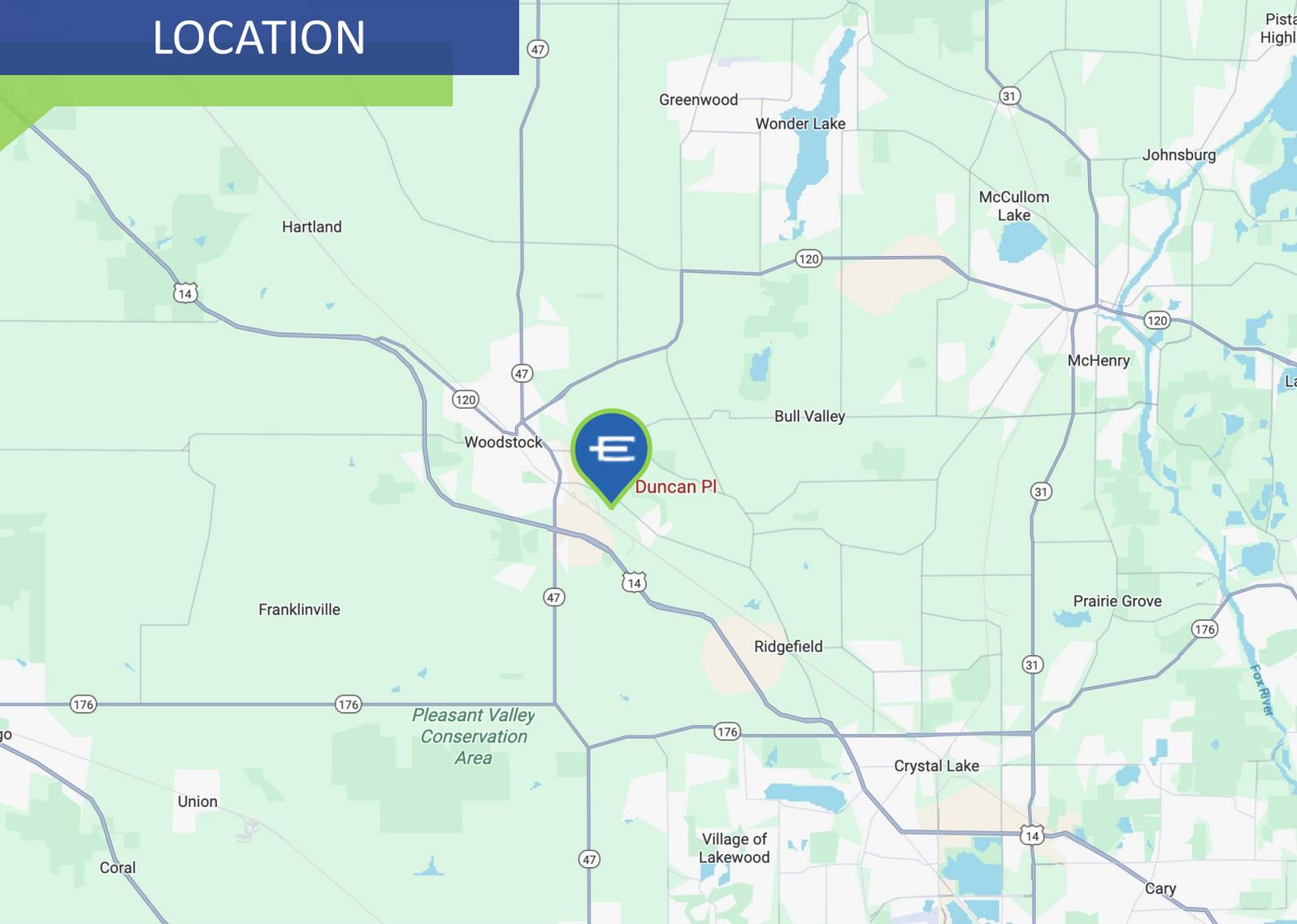
PROJECT NO. <u>21-104</u>	PAGE
DATE <u>03/24/21</u>	1
SCALE <u>1"=50'</u>	OF
DRAWN BY <u>CDH</u>	1
CHECKED BY <u>CDH</u>	

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SCAN FOR LISTING



LOCATION



12 Duncan Place, Woodstock, IL

This ±2.6-acre industrial parcel is in the established Cold Headers Industrial Park in Woodstock, IL. Zoned M-1 and offering easy access to utilities, this site is ideally located with proximity to Route 47 and downtown Woodstock which makes it a strategic option for a variety of users. With limited industrial land on the market, 12 Duncan Place presents a valuable opportunity for users or investors seeking flexibility and growth potential. Whether you're expanding your operations or looking to build in a well-positioned area, this site delivers location, access, and potential.