

1150 McConnell Rd
Woodstock, IL 60098

For Sale & Lease

MLS #12562328

INDUSTRIAL



INDUSTRIAL BUILDING 73,245 SF

SALE: \$4,400,000 LEASE: \$6.50 PSF (NNN)

**FREE STANDING INDUSTRIAL BUILDING
W/ RAIL SERVICE
ENTERPRISE ZONE**

73,245 SF industrial building on 5.20 acres with rail service, located in the Enterprise Zone.

Warehouse: Over 63,000 SF industrial warehouse space with 14'-16' ceilings. with five truck docks w/ levelers, one rail dock w/ leveler, one 12'x12' DID (potential for additional DID), heavy power. (2 services: 240V 1200 amp and 480V 2400 amp a total of 3,600 amps), and sprinkler room. Additional 312 SF mezzanine office space above bathrooms overlooking warehouse area. High volume sprinkler system, partial a/c in warehouse. All LED lighting throughout the building and updated electrical.

Office: 10,000 SF fully built out office with several private offices, large cubicle areas, conference rooms, large kitchen/break room, fitness room, reception, multi-stall bathrooms,

Offered for sale at \$4,400,000 (\$60.07 psf) or for Lease at \$6.50 psf NNN.

Specifications

Year Built:	1972
HVAC System:	Ceiling Hung A/C Office - Partial Warehouse
Electrical: 2 Services	240V 1200 amp / 480V 2400 amp Total 3600 amps
Sprinklers:	Fully
Washrooms:	(4) Multi-Stall
Ceiling Height:	14 - 16 ft
Parking:	42
DID's:	(1) 12'x12' (1) OHD
Dock:	(5) w/ levelers (1) Rail Dock
Sewer/Water:	City
Zoning:	M1
Taxes:	\$39,827.66 (\$0.55 psf)
CAM & Taxes	CAM (\$0.40 psf) Taxes \$0.54 psf
PIN #:	13-09-326-006

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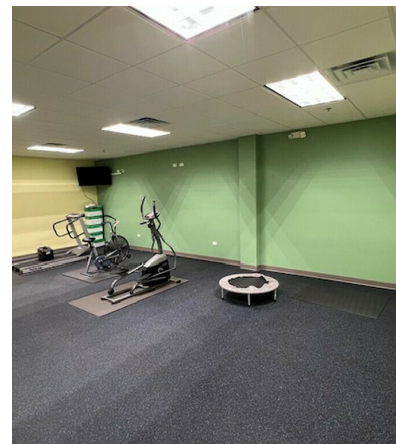
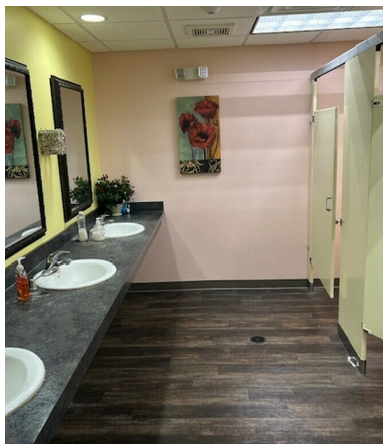
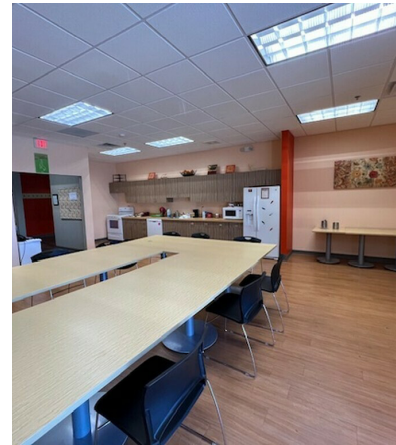
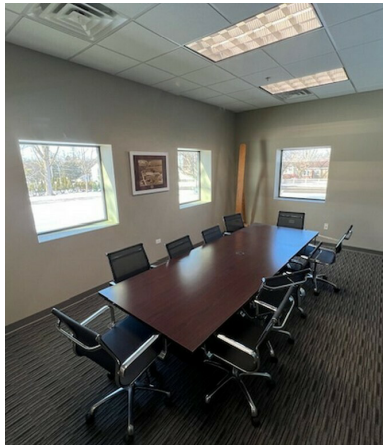
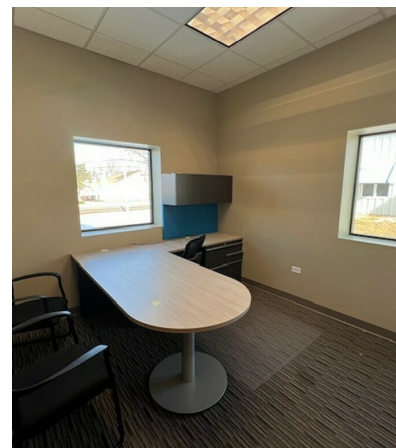
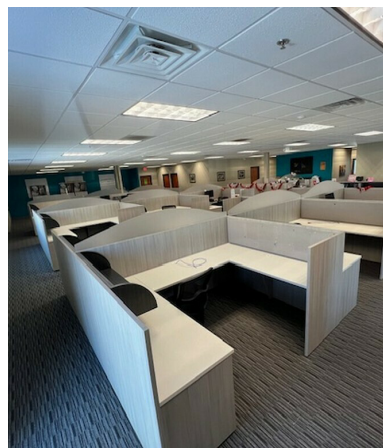
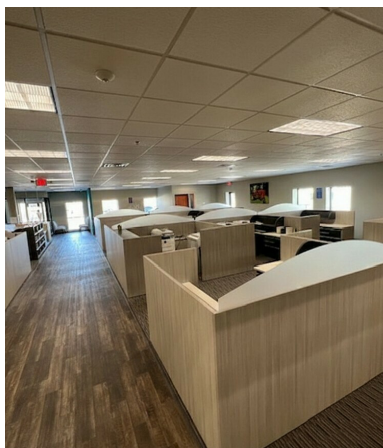
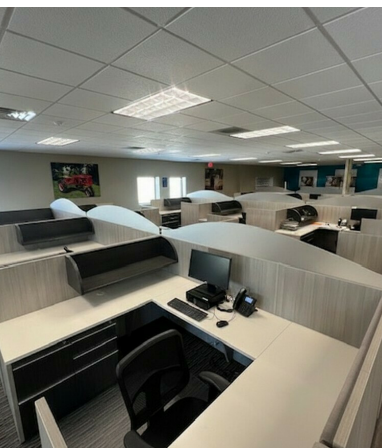
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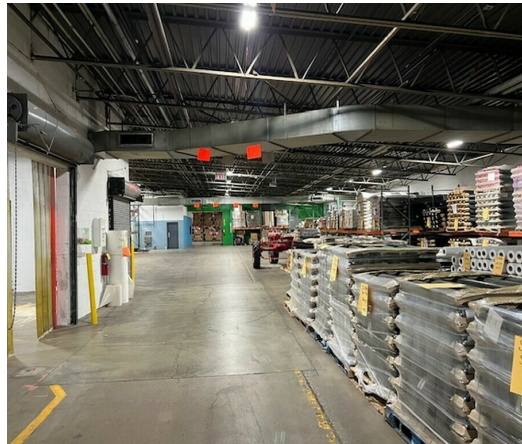
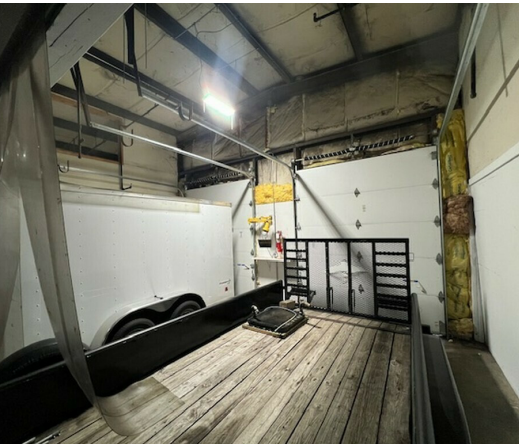
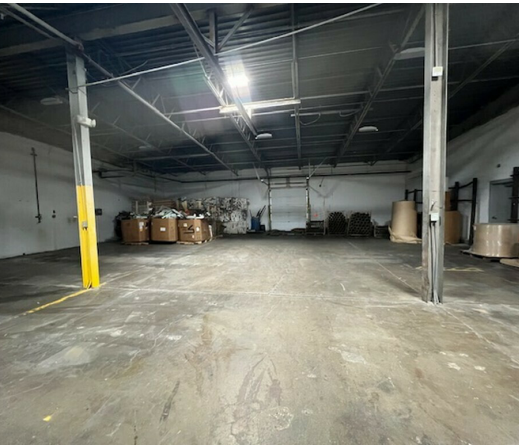
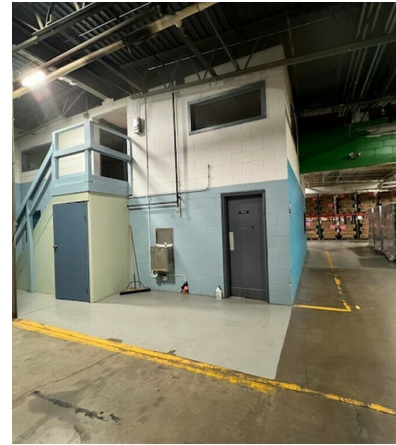
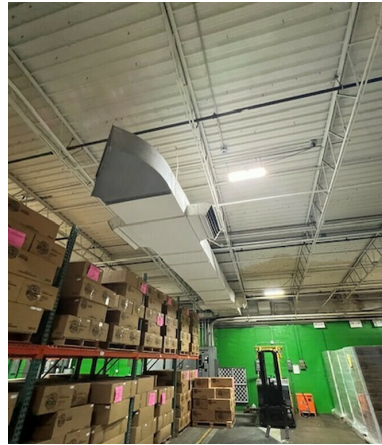
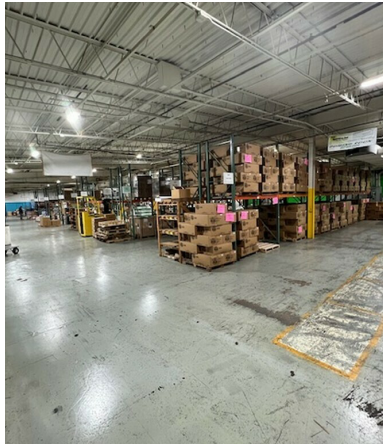
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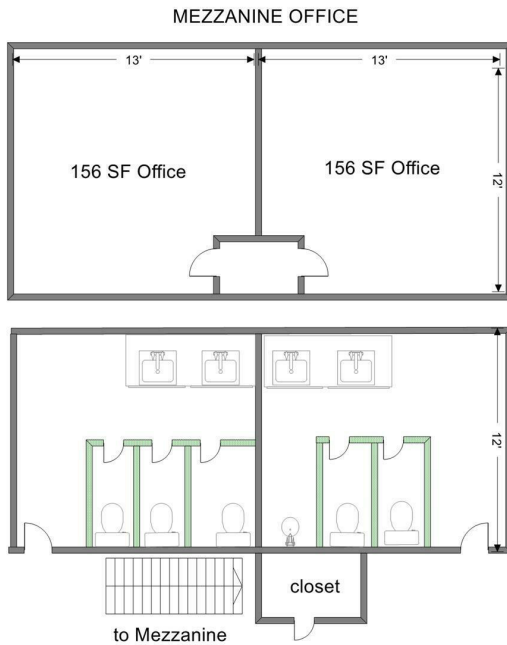
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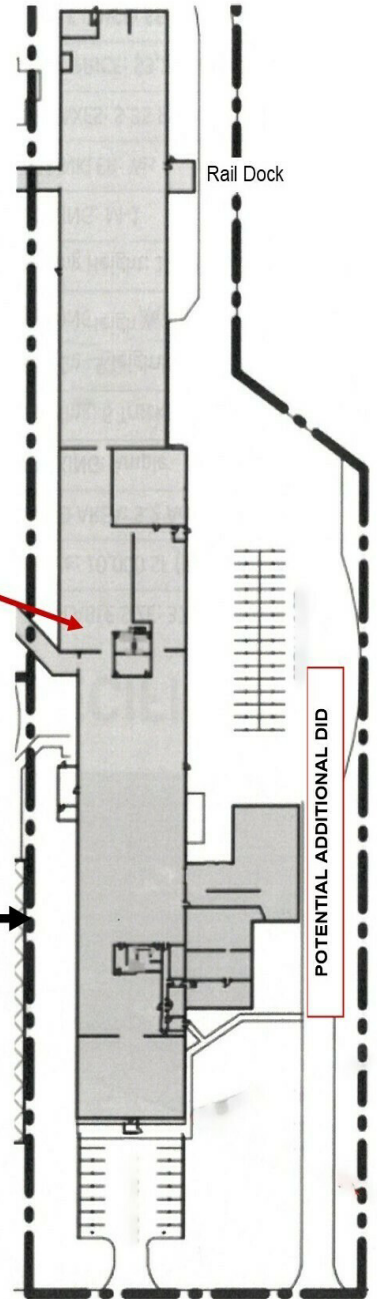
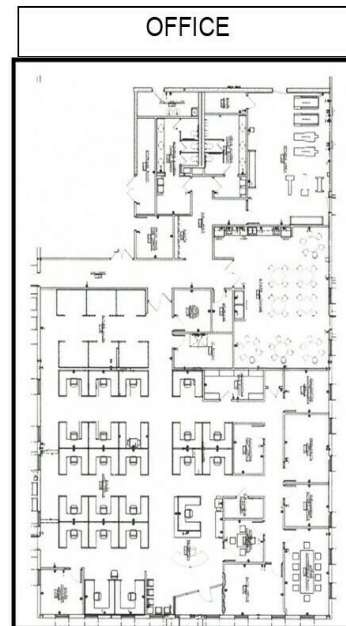
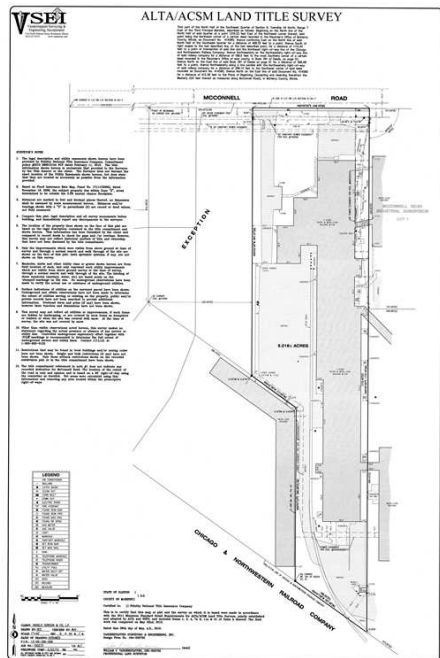
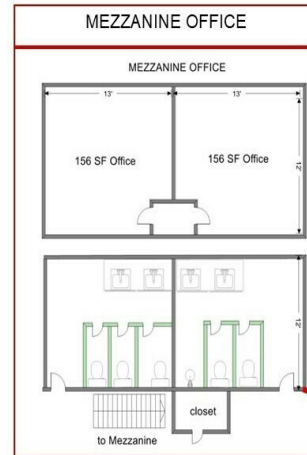
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73,245 SF TOTAL
10,000 SF Office
63,000 SF Industrial / Warehouse



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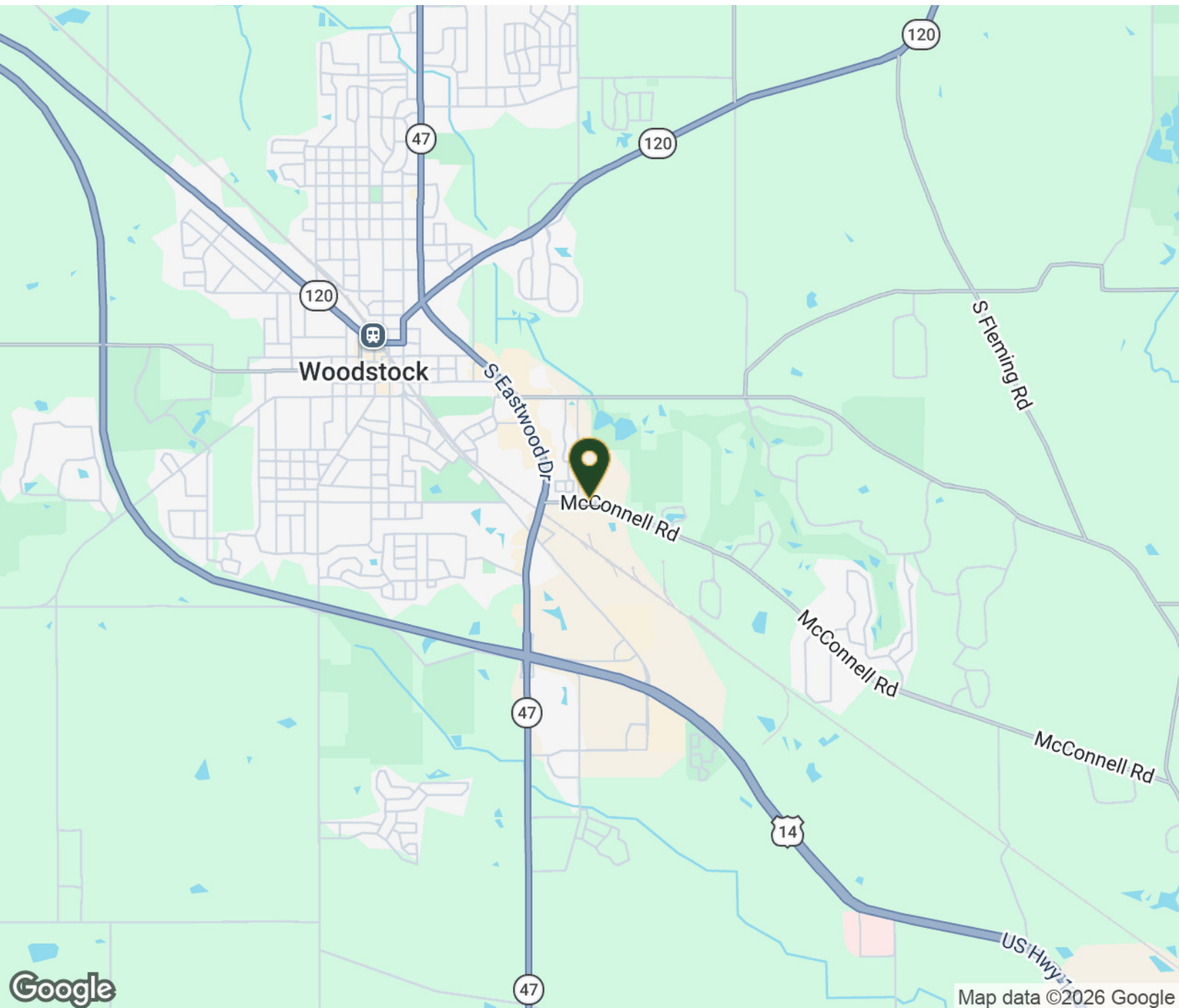
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