



VAN VLISSINGEN AND CO.

Leaders in Commercial Real Estate since 1879



31,054 - 73245 SF INDUSTRIAL BUILDING FOR SALE OR LEASE

1150 McConnell Rd

WOODSTOCK, IL 60098

Gordon Lamphere

C: 847.846.6902

E: gcl@vvco.com

Industrial Property For Sale Or Lease

Sale Price	\$3,955,230
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Lease Rate	\$6.50 SF/YR NET
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LOCATION INFORMATION

Street Address	1150 McConnell Rd
City, State, Zip	Woodstock, IL 60098
County	McHenry

TAXES

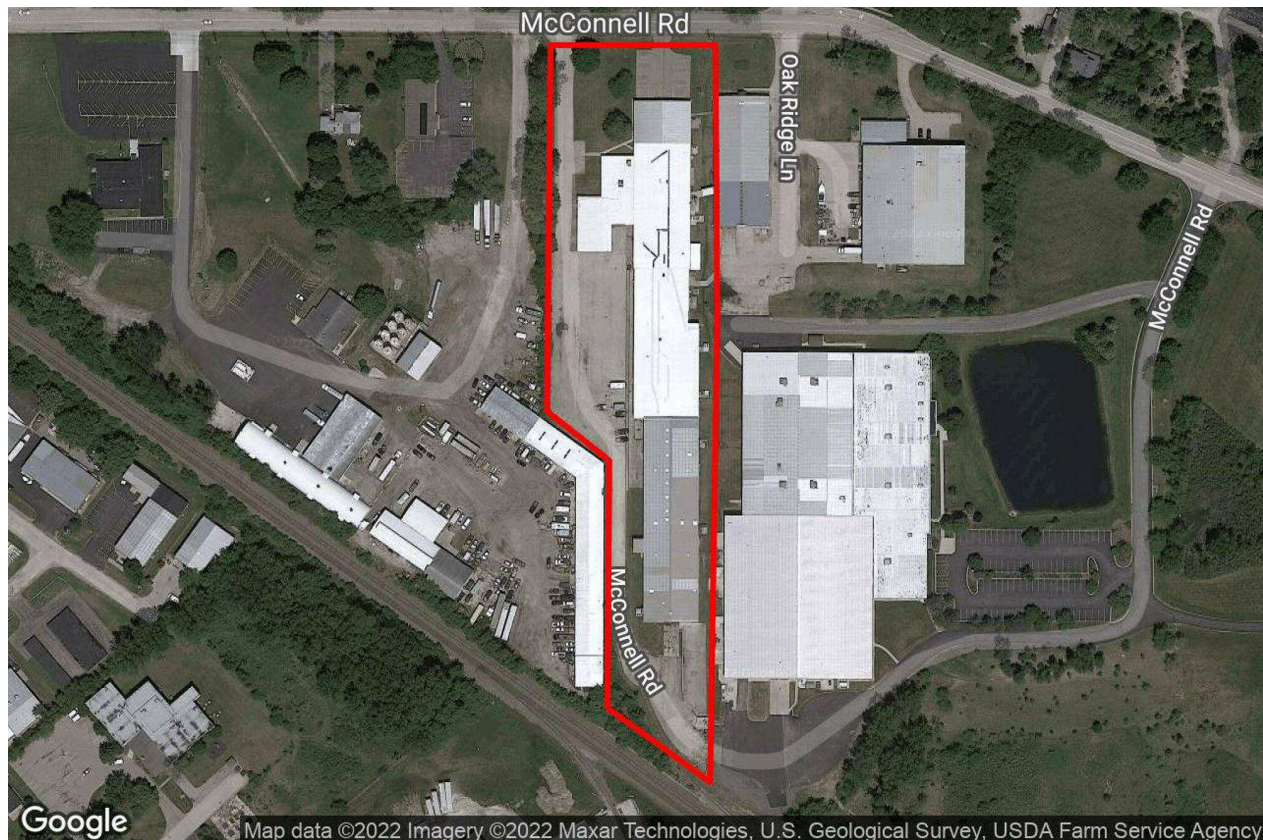
2023 Taxes Payable 2024	\$0.52 Sq.Ft.
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PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	M - 1
Lot Size	218,584 SF
APN #	13-09-326-006
Rail Access	Yes

BUILDING INFORMATION

Total Building Size	31,054 - 73,245 SF
Office:	10,000 SF
Tenancy	Single
Clear Height	16'
Year Built	1972
Year Last Renovated	2023





PROPERTY DESCRIPTION

Introducing an exceptional opportunity in Woodstock, IL: A premier industrial building designed for manufacturing uses, complete with Union Pacific rail access, ample power, dense floor load, and HVAC throughout. This impressive facility is ideally suited for manufacturing operations, offering a robust infrastructure and an advantageous location within a strong labor pool. With its strategic amenities and versatile layout, the building provides an ideal environment for manufacturing businesses to thrive. Its proximity to rail access enhances logistical efficiency, making it an attractive choice for businesses seeking seamless transportation capabilities.

PROPERTY HIGHLIGHTS

- 73,245 SF building fully air-conditioned
- Unit B 31,054 SF Available For Lease
- 6 Exterior Docks / 1 Grade Level Drive in Door
- Dedicated Union Pacific Active Rail Spur/Dock
- Lower McHenry County real estate tax benefits
- Office and warehouse lunch rooms for convenience
- Indoor fitness facility with washrooms included
- Comprehensive sprinkler system throughout the property
- Ample power supply: 1,200 AMP / 240V / 3-Phase and 2,400 AMP / 480V / 3-Phase
- Abundant car parking for employees and visitors
- Quick possession timeline of 60 days
- Convenient drive-in door for additional access

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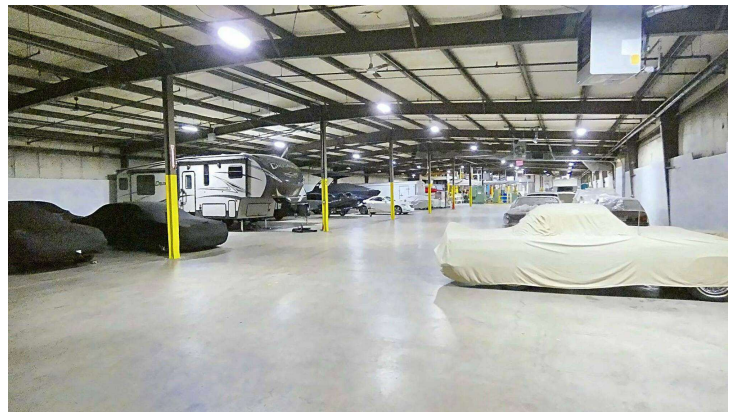
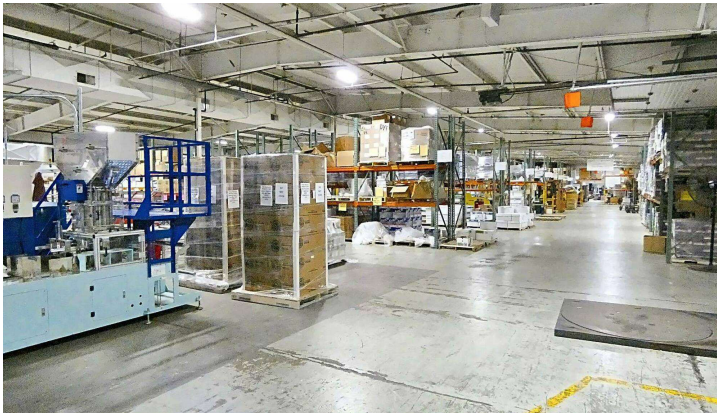
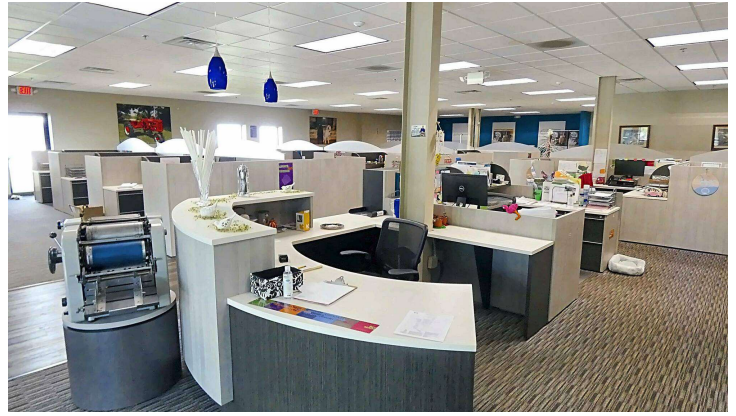
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One Overlook Point, Ste. 100

Lincolnshire, IL 60069



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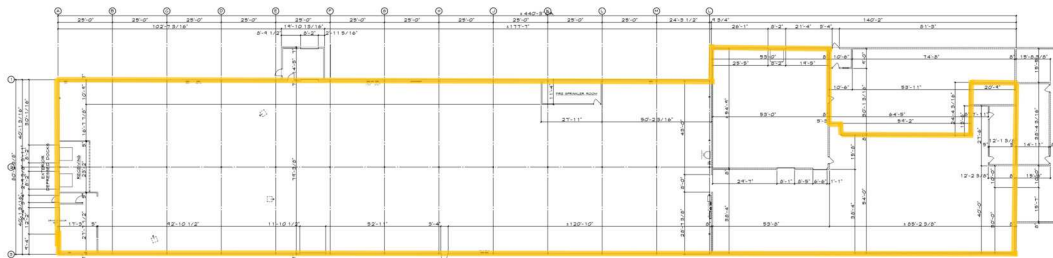
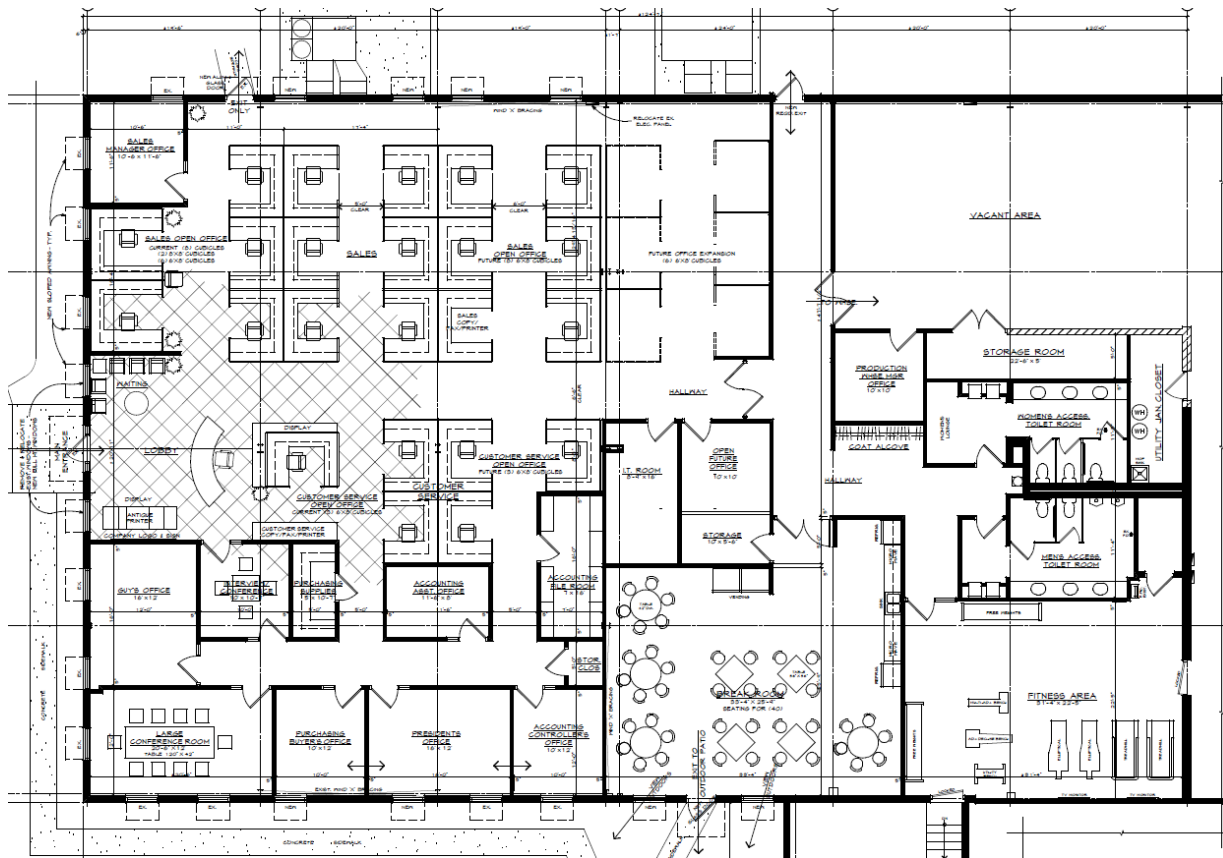
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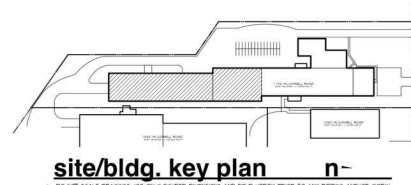
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1150 McConnell Unit B
31,054 Sq. Ft. 2 Docks
1 Drive-In Door

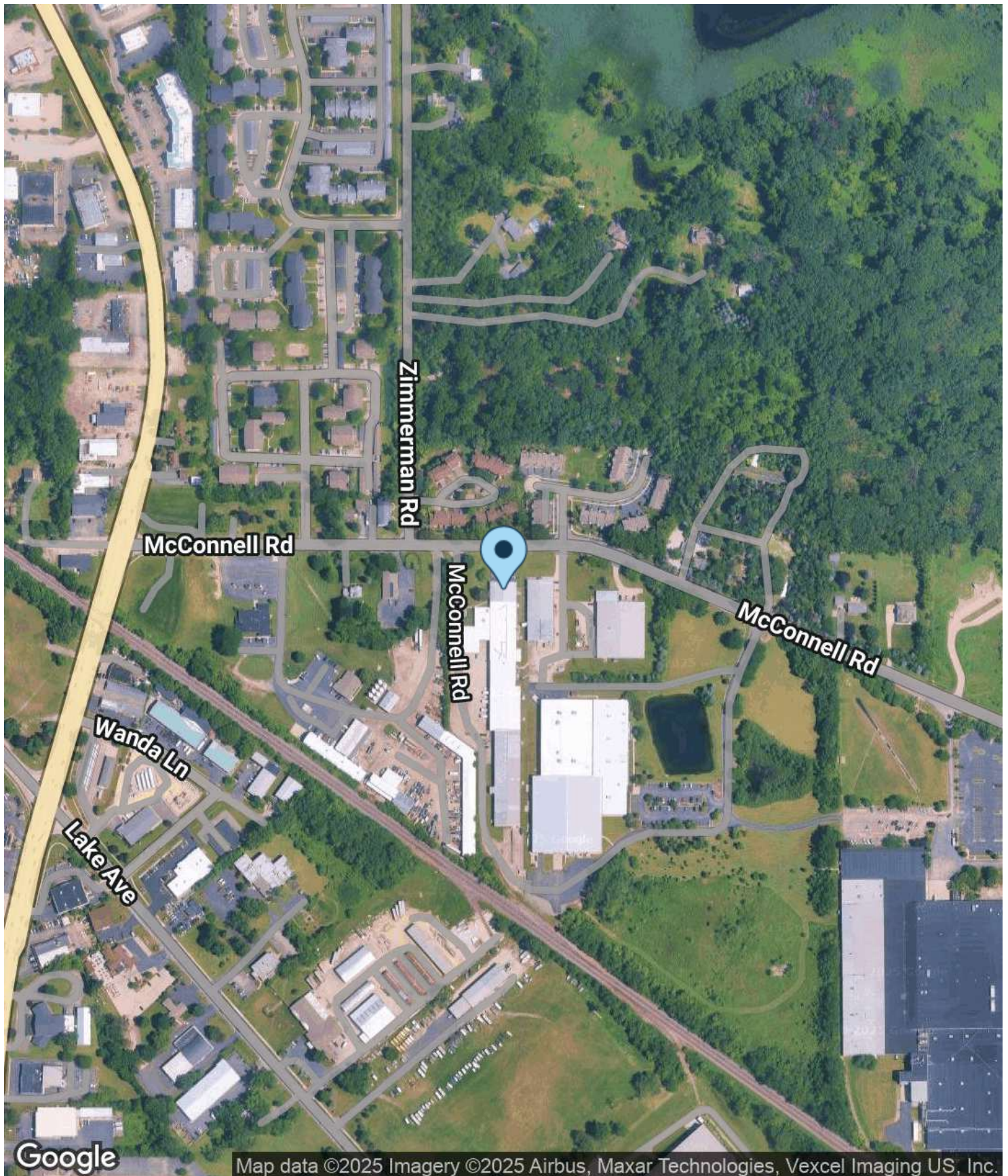


Architects 127
 1150 McCONNELL ROAD
 LINCOLN, ILL. 60069
 708.666.1277

EXISTING OFFICE/WAREHOUSE BUILDING
interior renovation for
multi-tenant mixed use
 1150 McCONNELL ROAD
 LINCOLN, ILL. 60069

PROJECT NO. 1150
 DATE 10/20/17
 DRAWN BY J. LAMPHERE
 CHECKED BY J. LAMPHERE
 DATE 10/20/17
 SCALE 1/8" = 1'-0"

A1.1



Gordon Lamphere

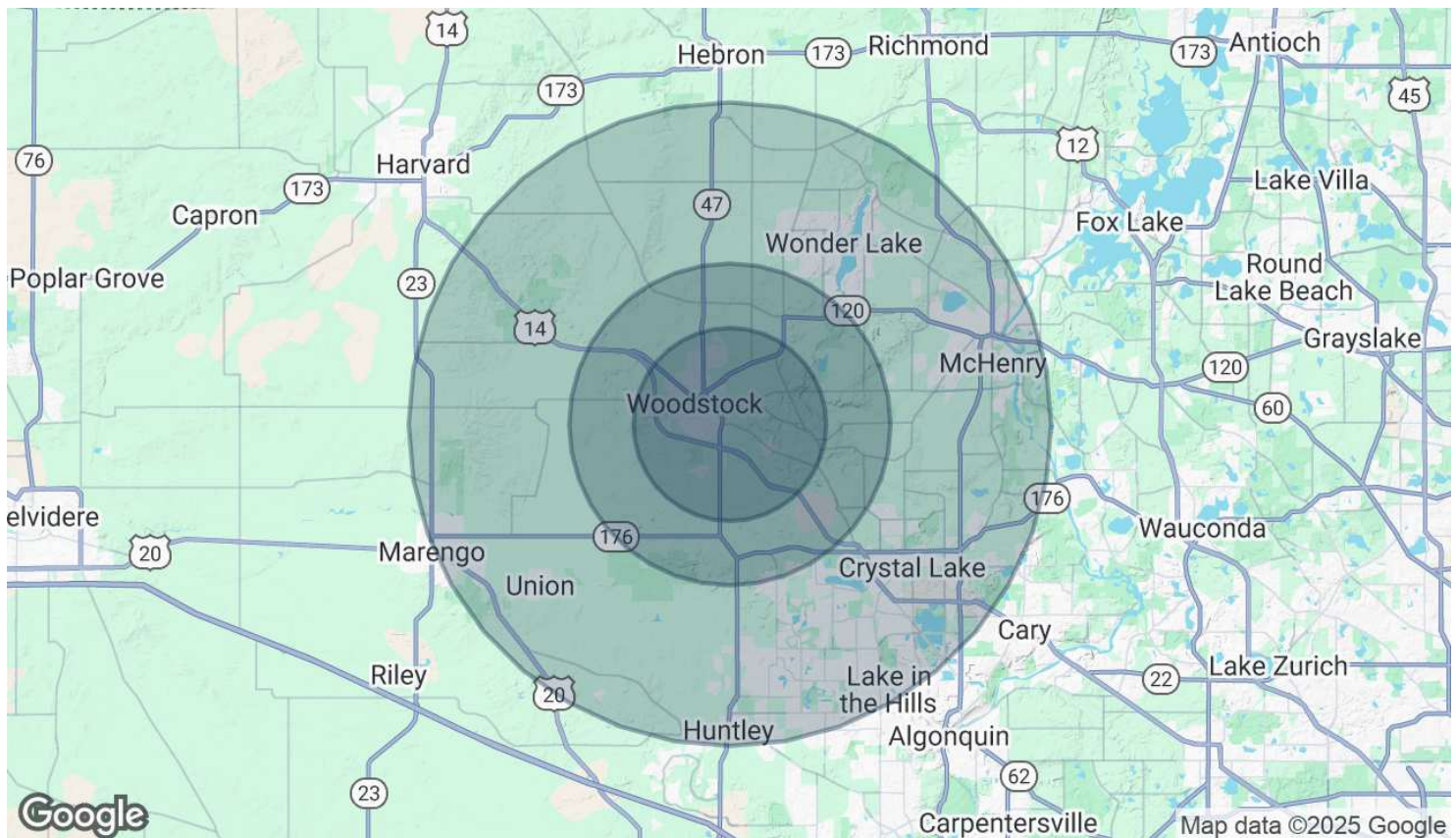
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	27,593	36,028	209,048
Average Age	41	41	41
Average Age (Male)	39	40	40
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	10,652	13,666	77,610
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$102,462	\$110,379	\$125,132
Average House Value	\$268,477	\$290,641	\$311,132

Demographics data derived from AlphaMap

DISCLAIMER

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