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INDUSTRIAL BUILDING FOR SALE OR LEASE

1150 McConnell Rd

WOODSTOCK, IL 60098

Nicholas Panarese SIOR Gordon Lamphere

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

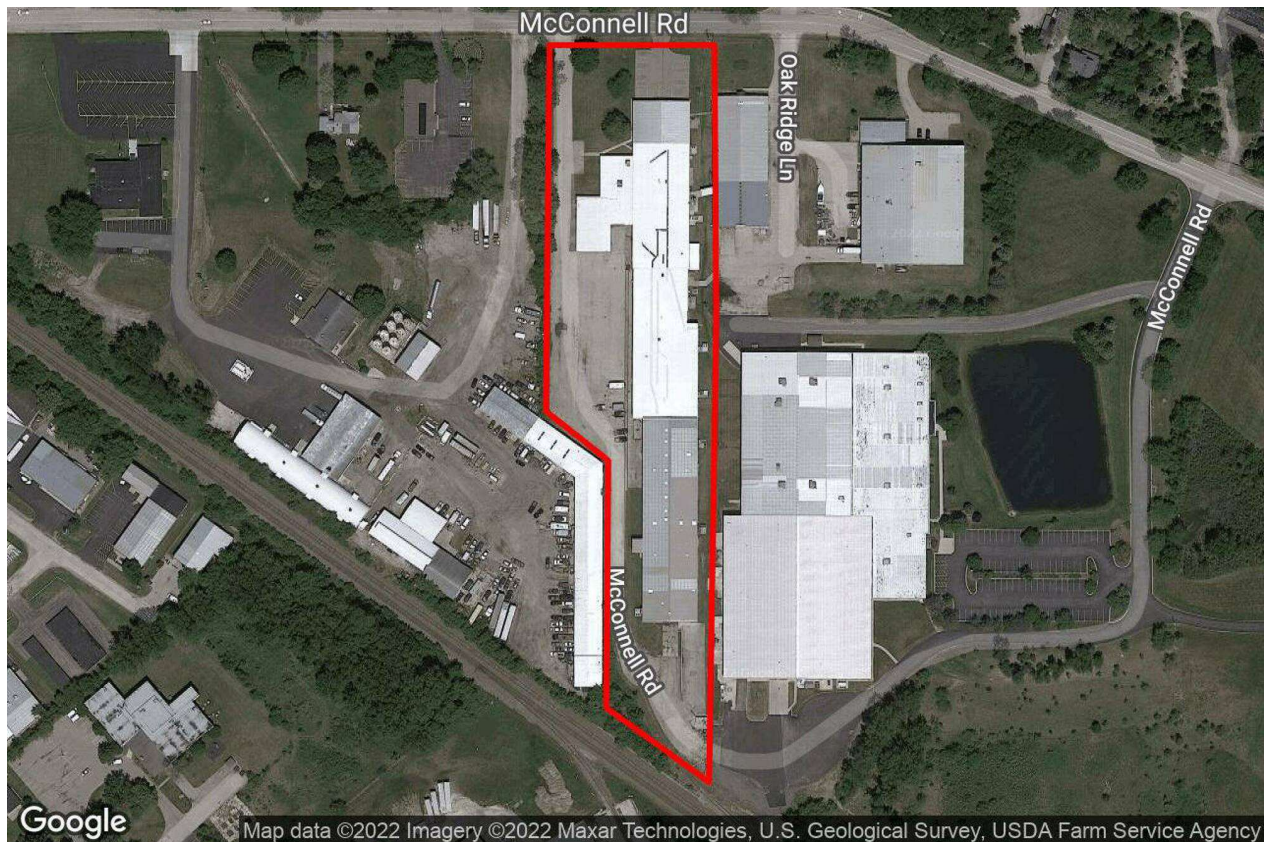
Total Building Size	73,245 SF
Office:	10,000 SF
Tenancy	Single
Ceiling Height	14 ft
Average Floor Size	73,245 SF
Year Built	1972
Year Last Renovated	2023

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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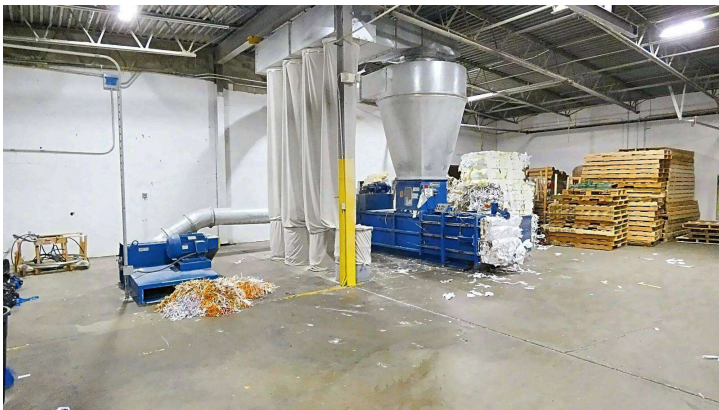
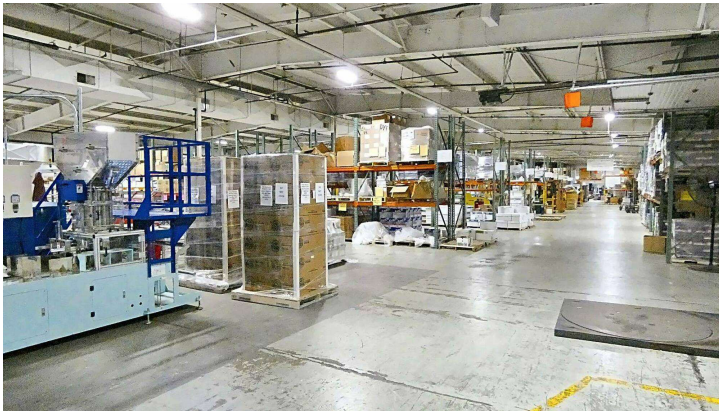
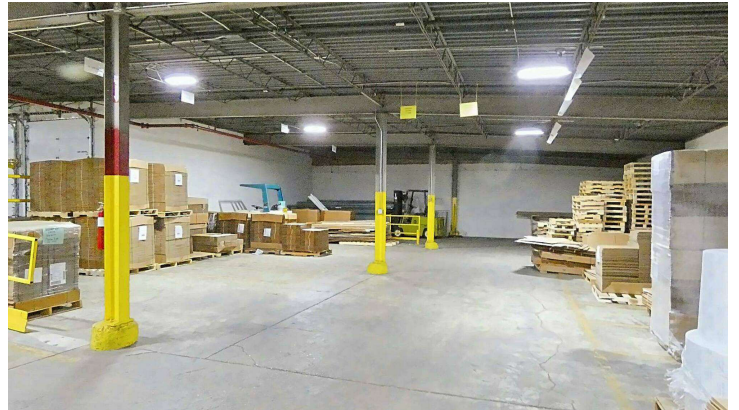
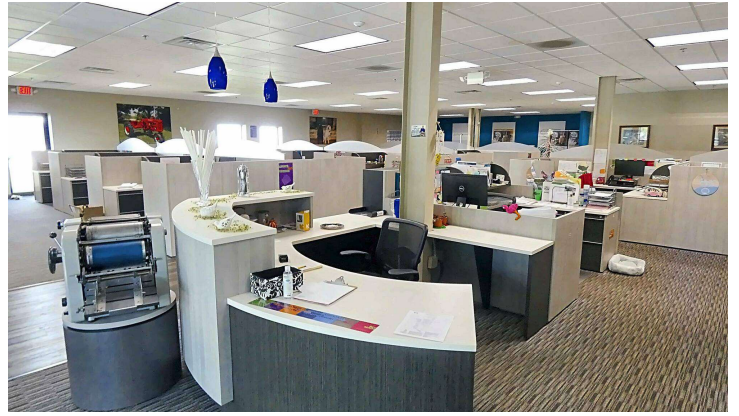
PROPERTY DESCRIPTION

Introducing an exceptional opportunity in Woodstock, IL: A premier industrial building designed for manufacturing uses, complete with 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
- 6 Exterior Docks / 1 Grade Level Drive in Door
- Dedicated 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
- Inclusive cranes: Two - 2 Ton, One - 6 Ton, One - 1 Ton for varied use

Industrial Property For Sale Or Lease



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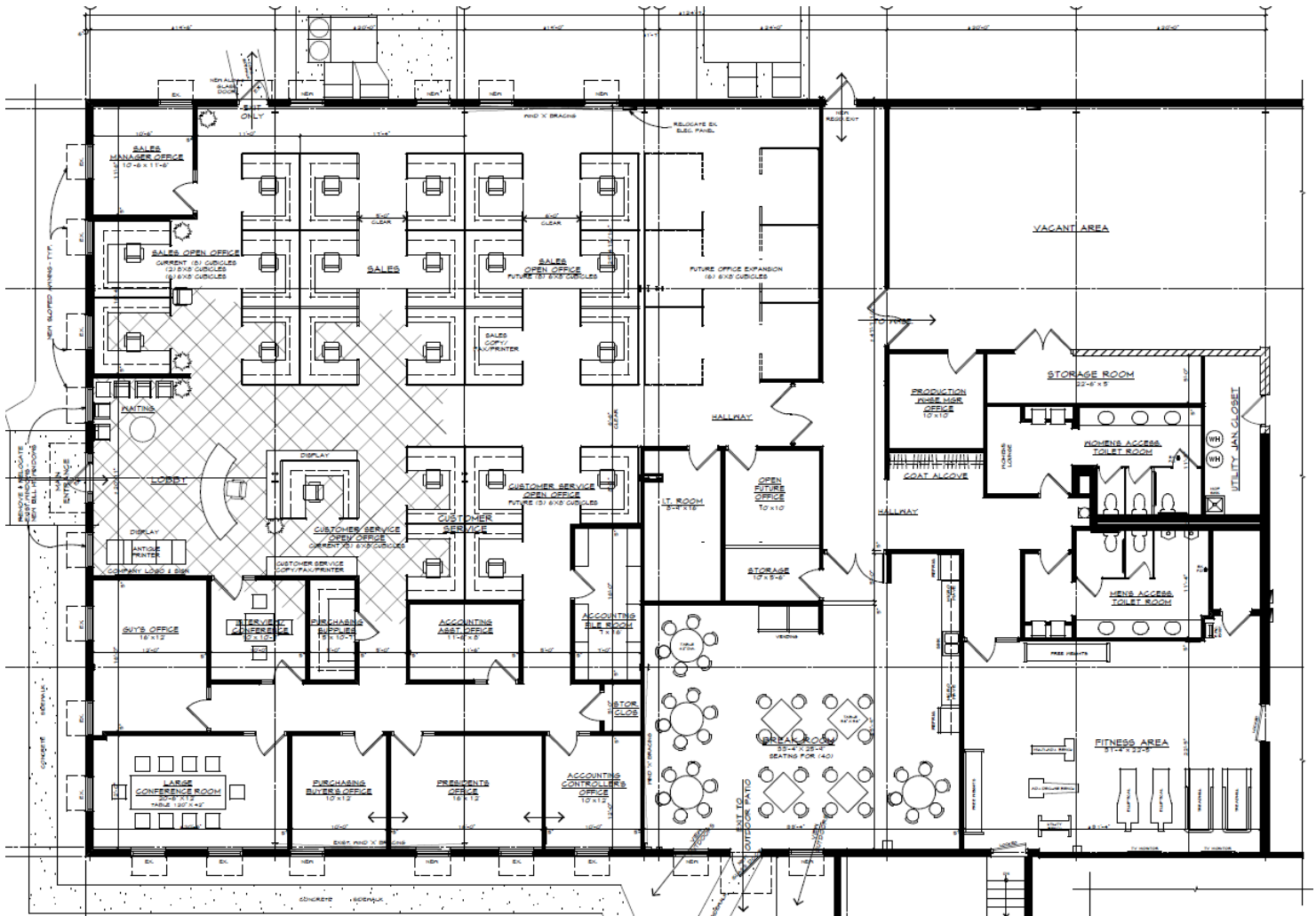
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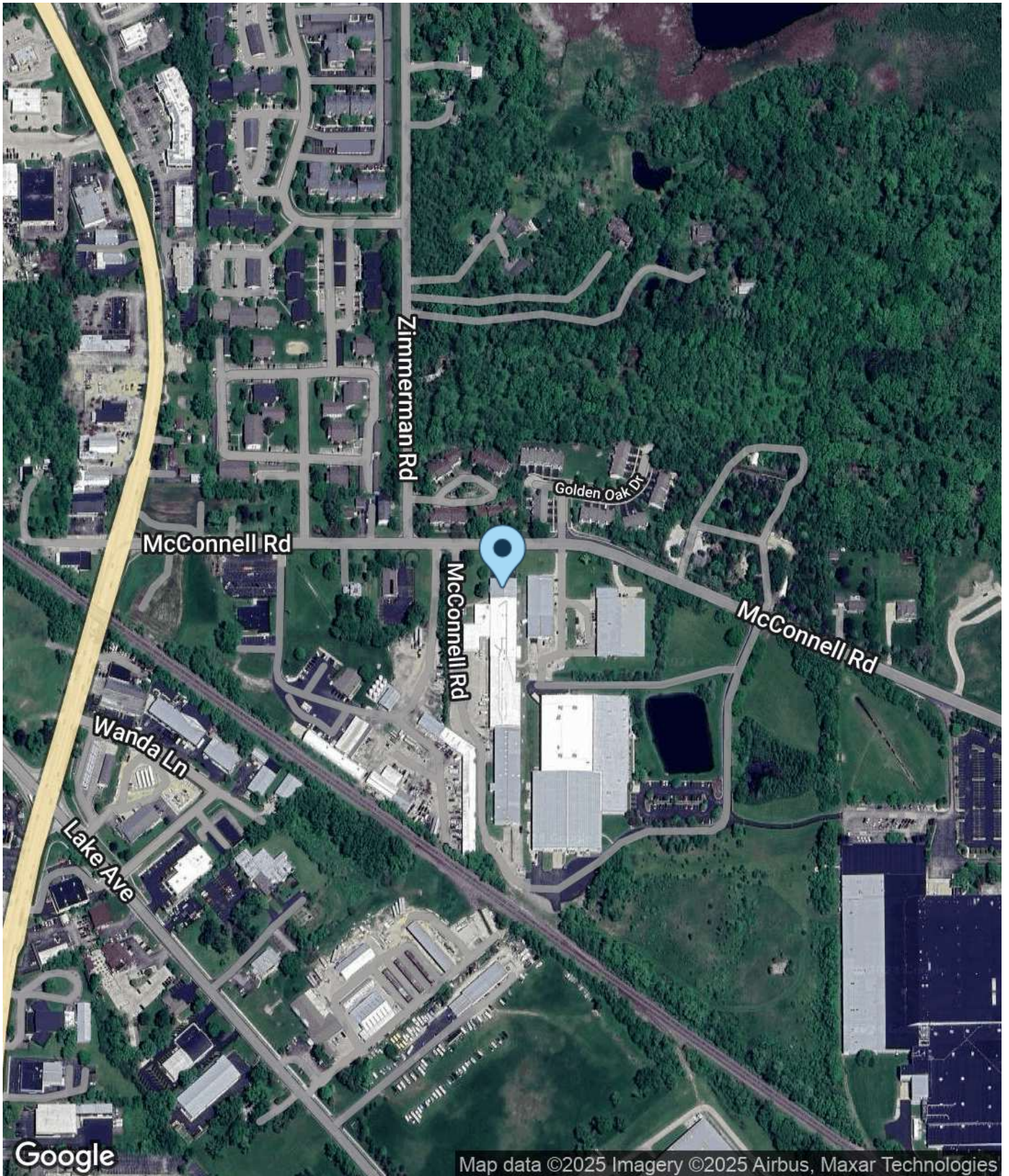
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Van Vlissingen & Co.

One Overlook Point, Ste. 100

Lincolnshire, IL 60069

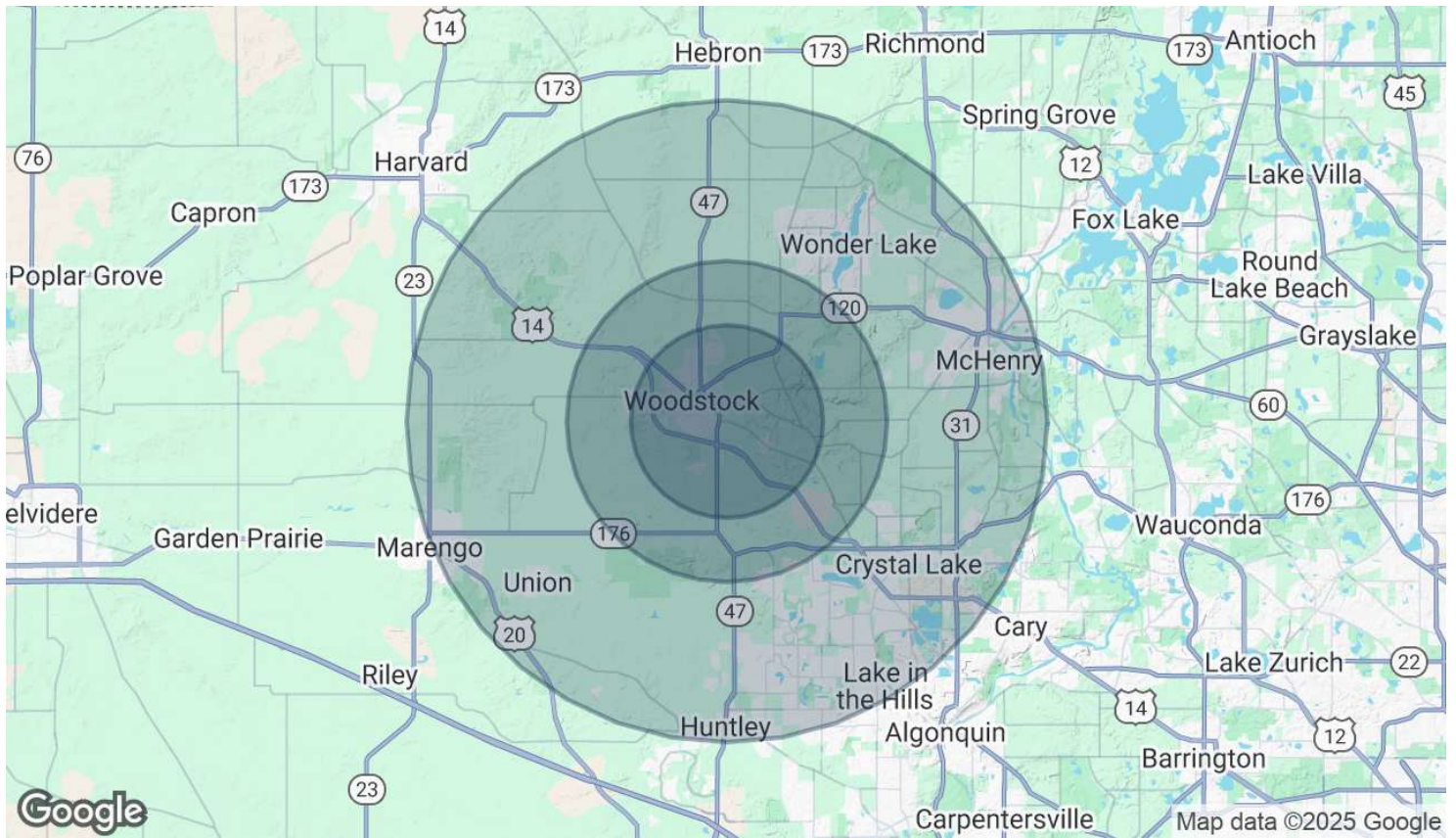




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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	27,593	36,028	209,048
Average Age	41	41	41
Average Age (Male)	39	40	40
Average Age (Female)	42	42	41

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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