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FOR SALE INDUSTRIAL INVESTMENT OPPORTUNITY

1270 McConnell Rd

WOODSTOCK, IL 60098

Gordon Lamphere

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Sale Price	\$1,100,000
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2021 PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	M-1
Lot Size	0.99 Acres
APN #	13-09-326-011

BUILDING INFORMATION

Total Building Size	16,000 SF
Unit A	6,000 SF
Office:	1,200 SF
Unit B	10,000 SF
Tenancy	Multiple
Occupancy	100 %
Ceiling Height	14-16 ft.
Number of Floors	1
Year Built	1975
Number of Buildings	1

PARKING & TRANSPORTATION

Parking	19 Striped plus Rear Lot
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LOCATION INFORMATION

Street Address	1270 McConnell Rd
City, State, Zip	Woodstock, IL 60098
County	McHenry

REAL ESTATE TAXES

2023 Payable in 2024	\$0.79 SF
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PROPERTY DESCRIPTION

Nestled in Woodstock, Illinois, 1270 McConnell Road is a fully occupied 16,000-square-foot industrial manufacturing distribution property. The strategic location provides easy access to Chicago's major hub via US-14 and Route 47, making it an ideal destination for industrial operations. The property is currently leased to Circul-Air Corp. International and NicasShooting, Inc., both established tenants in the first responder and sporting goods industries. Its steel frame and roof, modern fire safety system, and ample space with convenient loading and unloading access make it an excellent investment opportunity providing potentially high rental returns with limited investment. Woodstock, with its competitive costs, skilled workforce, and pro-business environment, further enhances the property's appeal.

BUILDING HIGHLIGHTS

- Free Standing 2 Tenant building
- 100% occupied with leases in place
- Recently Renovated
- One 6,000 sq. ft. unit with 1,200 sq. ft. of office and fully air conditioned warehouse, with 1 drive in door.
- One 10,000 sq. ft. unit with one office, 2 exterior docks and 1 drive in door.
- Abundant car parking for employees and visitors
- Outdoor storage potential
- High traffic industrial area near downtown Woodstock
- Located in the Woodstock Enterprise Zone

Gordon Lamphere

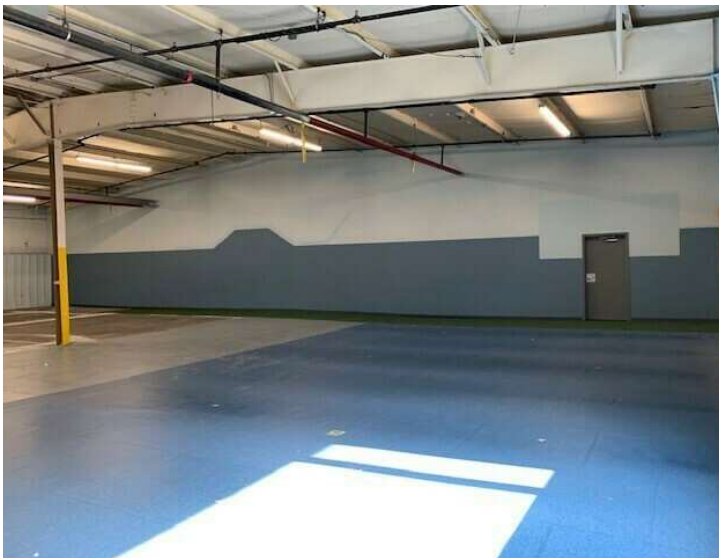
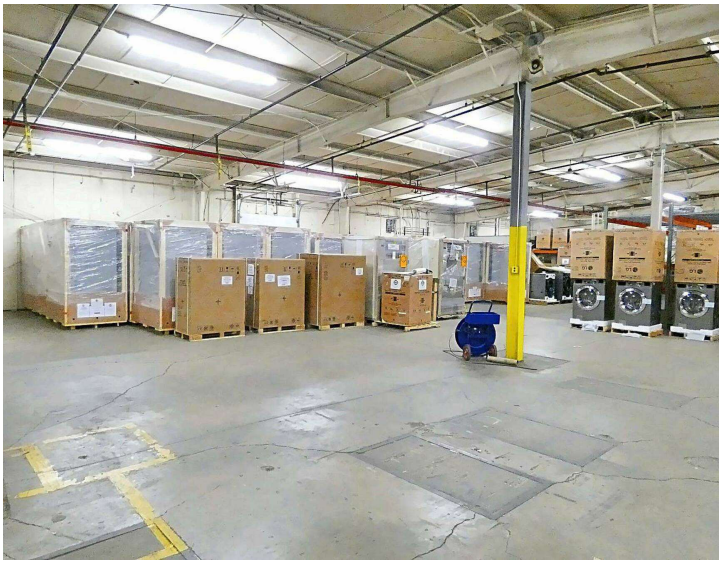
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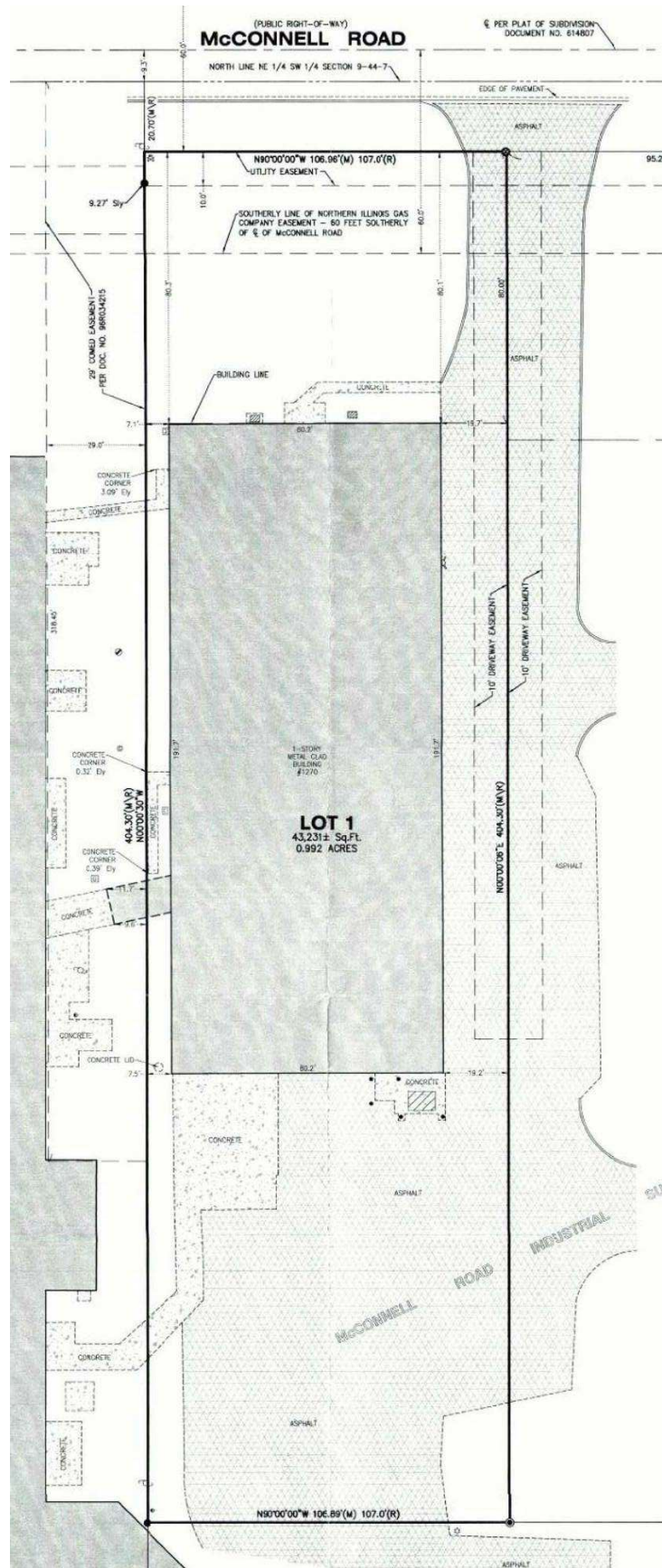
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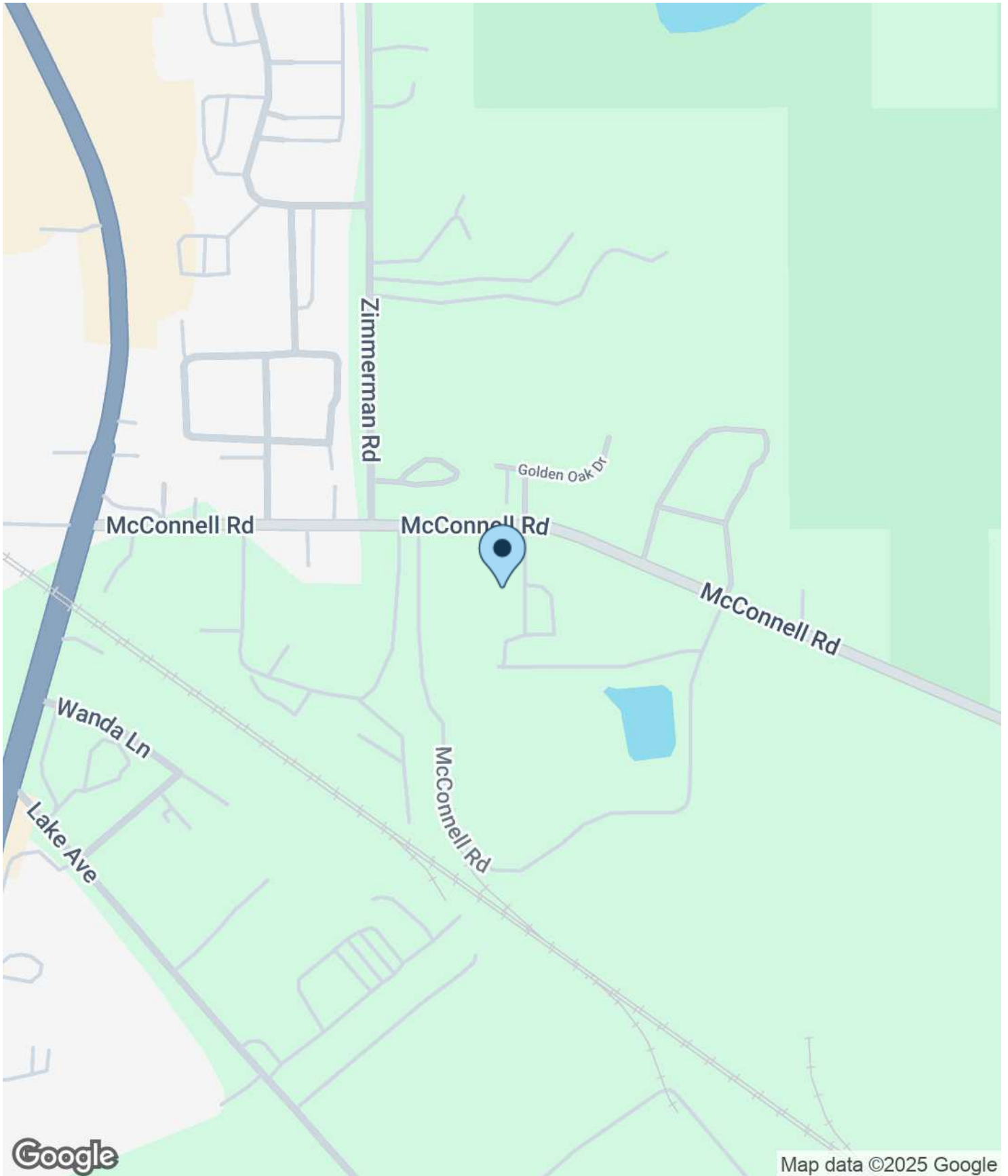
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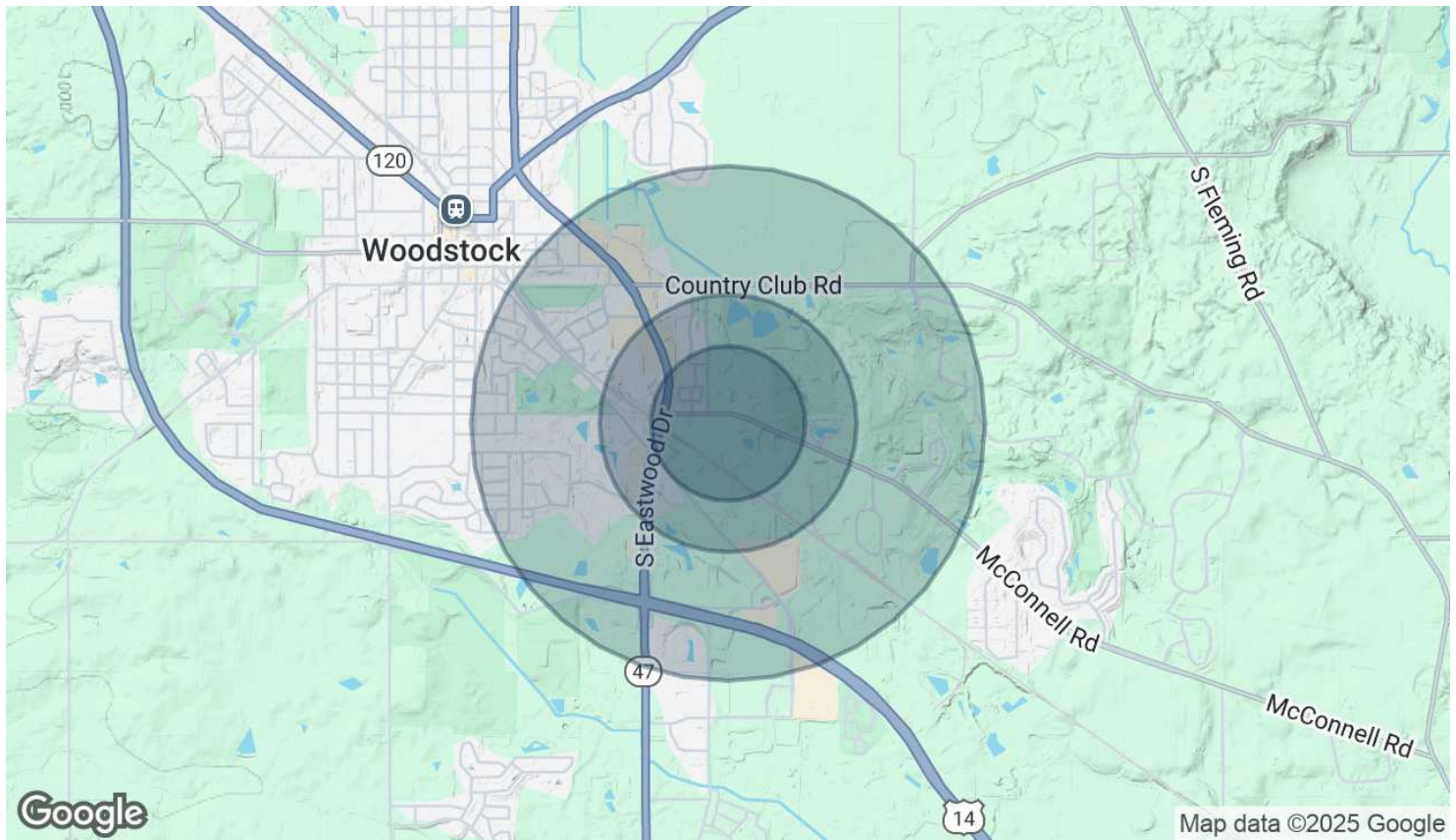
One Overlook Point, Ste. 100

Lincolnshire, IL 60069









POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	381	1,197	4,190
Average Age	39	40	40
Average Age (Male)	39	39	39
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	168	537	1,751
# of Persons per HH	2.3	2.2	2.4
Average HH Income	\$86,867	\$81,283	\$95,940
Average House Value	\$276,001	\$253,420	\$277,144

Demographics data derived from AlphaMap

DISCLAIMER

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