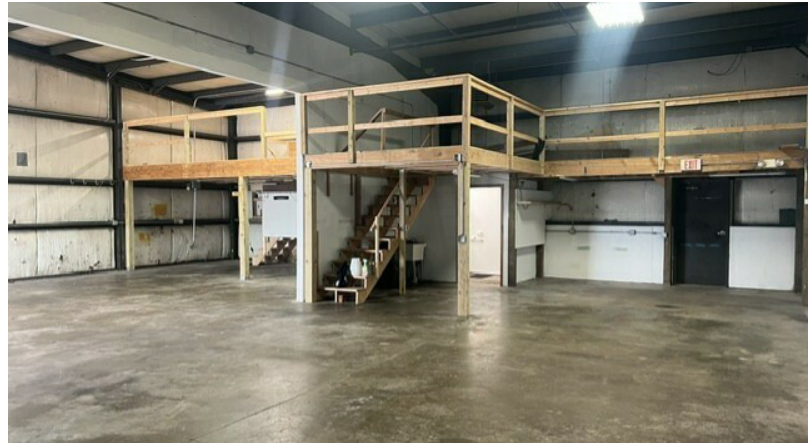


1317 Lamb Rd, Unit E & F
Woodstock, IL 60098

For Lease

MLS # 12655413

INDUSTRIAL



WAREHOUSE SPACE 1,250 - 2,500 SF

\$1,400 - 2,300 PER MONTH (MG)

1,250 - 2,500 SF (+ 725 SF Of Mezzanine)

Ideal space for light industrial, personal storage, distribution, toy storage and trade/contractors.

Unit E: 1,250 SF of warehouse with one 12'x14' DID, one bath, ±325 SF of mezzanine space* and one 12'x80' parking spot. \$1,400/mo

Unit F: 1,250 SF of warehouse with one 23'x14' DID, one bath, ±400 SF of mezzanine space* and one 12'x80' parking spot. \$1,400/mo

*Bonus SF... at no additional cost

Discounted rent if Unites E & F are leased together = \$2,300/mo

No landscaping or automotive repair businesses allowed.

Specifications

Land Size:	3.46 Acres
Building Size:	11,805 SF
Year Built:	1997
HVAC System:	Propane / Ceiling Hung
Electrical:	100 Amp
Washrooms:	2
Ceiling Height:	16'
Parking:	2- Oversized (approx. 24'x80')
DID's:	2- (12'x14')
Sewer/Water:	Spetic / Well
Zoning:	I1
CAM & Taxes:	Included in rent
PIN #:	07-25-400-010

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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



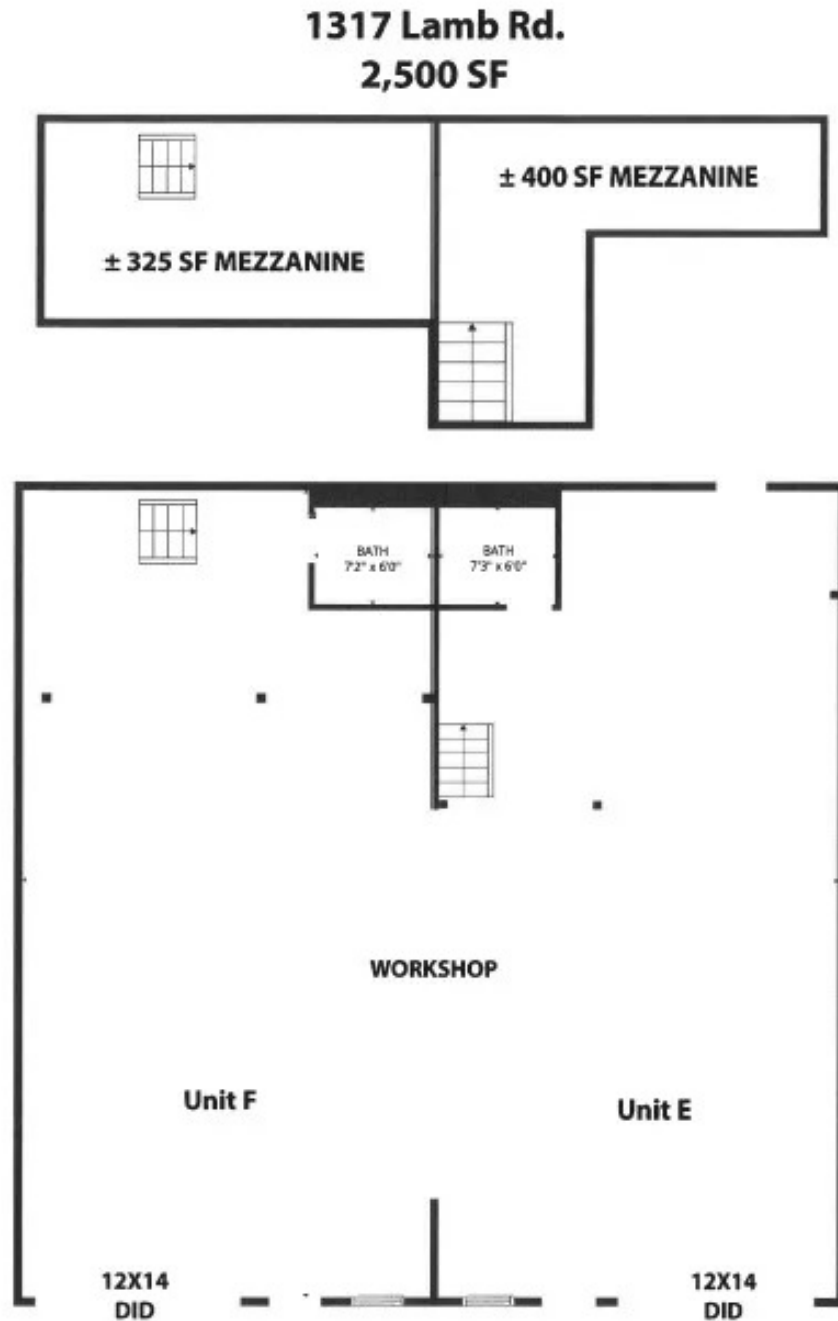
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