

666 & 670 E CALHOUN ST  
**woodstock, il**  
17,587 SF on 1.6 AC  
available for sale or lease

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**NEWLY VACANT**



## building specifications

### 666 E Calhoun

Available:	7,037 SF
Office:	1,900 SF
Loading:	2 DIDs (10'x8' and 8'x8')
Ceiling Height:	10'10"
Parking:	22 designated parking spaces with outside storage in rear
Garage:	gas fired heaters
Air Conditioning:	office has forced air furnace and central cooling a/c
Roof:	asphalt shingled gable roof over wood decking
Power:	400 amps 120/240 volt   3 phase
Year Built:	1957

### 670 E Calhoun

Available:	10,550 SF
Office:	5,275 SF
Loading:	4 DIDs (12'x10' and 9'x9')
Ceiling Height:	Office: 10' Warehouse: 12'
Parking:	25 spaces with additional outside storage in rear
Garage:	gas fired heaters
Power:	120amp/240 volt   1 phase
Year Built:	Masonry / Frame Structure: 1961 Metal Structure: 1970 Office: Remodeled 2021

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17,587 SF



- ✓ In TIF District and Enterprise Zone
- ✓ Perfect for Industrial / Retail / Service users
- ✓ Zoned B-3
- ✓ Retail Frontage with outside storage in rear directly off IL-47
- ✓ Nearby Popular sites: *McDonalds, Wendys, UPS, & Walgreens*
- ✓ Taxes: \$21,085 per year (\$1.17 PSF)
- ✓ Sale Price: ~~\$1,300,000~~ \$1,100,000

## 670 E Calhoun

- ✓ Radiant floor heat
- ✓ Flex core roof
- ✓ Triple catch floor drain
- ✓ Clear Span warehouse