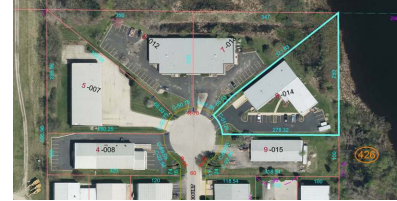
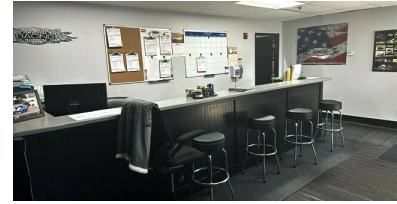


2215 Tech Ct.
Woodstock, IL 60098

For Sale

MLS #12064122

INDUSTRIAL



INDUSTRIAL BUILDING 10,000 SF

\$799,000 (\$79.90 PSF)

INDUSTRIAL BUILDING 10,000 SF

10,000 SF 1 or 2 tenant pre-engineered steel building currently divided into 4,500 and 5,500 SF sections.

The 5,500 SF section has LED lighting, epoxy floors, small mezzanine, truck dock w/leveler and 12'x14' DID and is fully air conditioned. Currently paying NNN lease totaling \$3,756.54/mo. (\$8.20 psf gross). Available 3/15/25.

The 4,500 SF section has a small office, tool room with mezzanine above, 12'x14' DID and is air conditioned. Currently paying NNN lease totaling \$2,962.89/mo. (\$7.90 psf gross). Available 12/15/24.

Power and gas have been sub-metered to facilitate sharing of utility bills. Full set of building plans are available. SBA loan available for as little as 10% down. Taking down one wall makes this a 10,000 SF single user building.

Specifications

Land Size:	1.18 Acres
Year Built:	2005
Office Size:	400 SF
HVAC System:	GFA/ Central Air
Electrical:	400 amp, 480V, 3 Phase
Sprinklers:	Yes
Washrooms:	2 ADA
Ceiling Height:	15 - 19 ft
Parking:	18
DID's:	2 12'x14'
Dock:	1 w/leveler
Sewer/Water:	City
Zoning:	M1
Taxes:	\$19,551.50 (2023)
PIN #:	13-17-426-014

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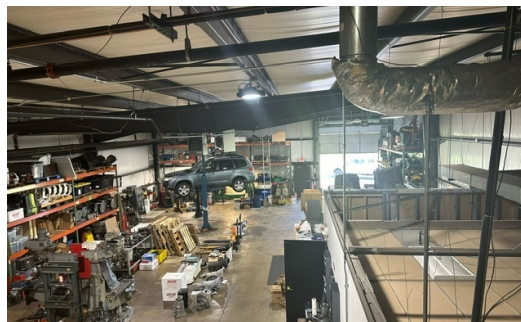
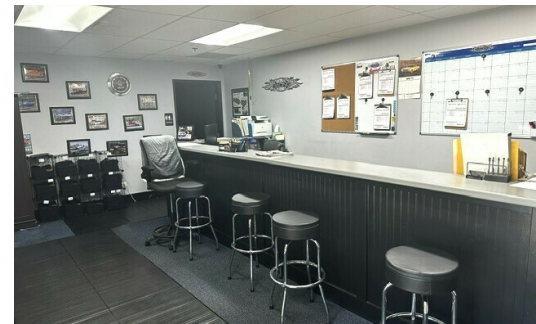
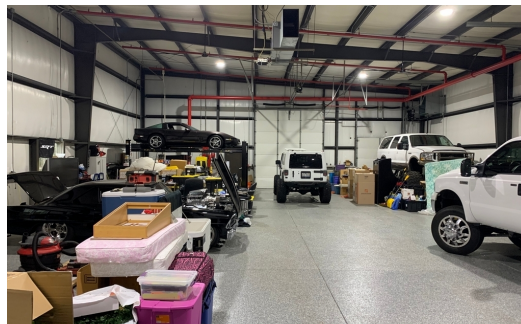
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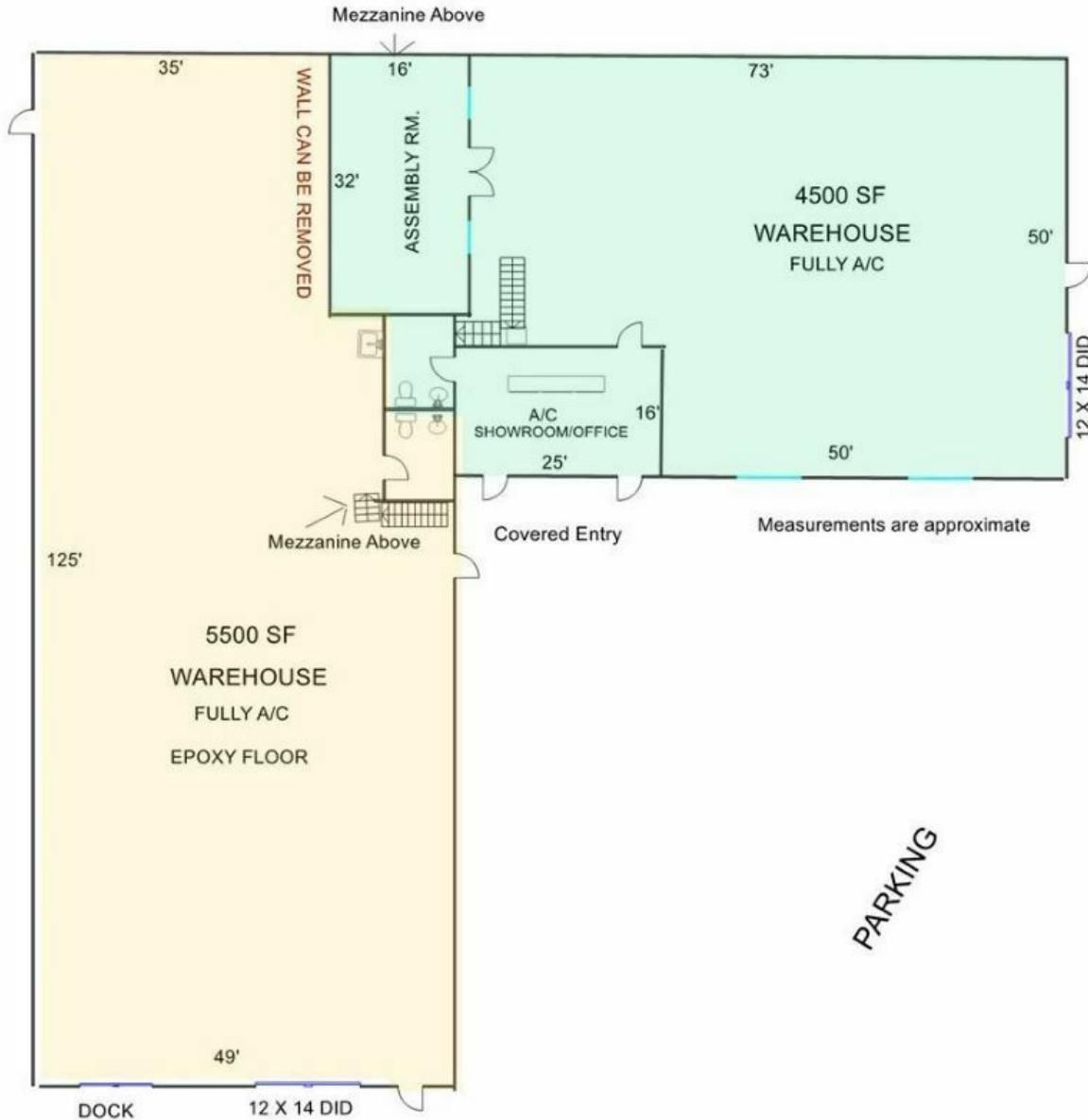
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