

# 1004 Courtaulds Drive Unit A

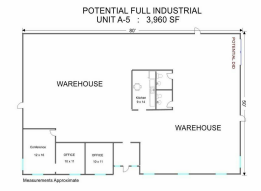
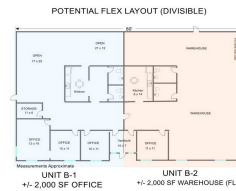
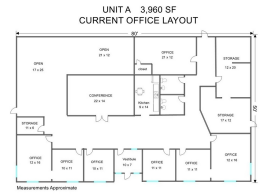
Woodstock, IL 60098

# For Lease

MLS #12003511



**FLEX**



**FLEX 2,000 - 3,960 SF**

**\$14.00 PSF (GROSS) -OFFICE  
FLEX SPACE PRICING NEGOTIABLE**

## PROFESSIONAL OFFICE OR POTENTIAL FLEX

Multiple options to choose from to best serve your needs. Choose from full office, Flex or full warehouse. \$14 psf Gross for Office space, Flex Space pricing negotiable, subject to buildout.

### Full Office Option (Current Layout)

Unit A: 3,960 SF office suite includes 7 private offices, large conference room, kitchen, 2 bathrooms. Large storage rooms and large open clerical areas.

**OPTION:** Space can be divided into ±2,000 SF office spaces (see layout)

### Potential FLEX Option

±2,000 SF Office w/ 3 private offices, open clerical, 2 baths and kitchen.

±2,000 SF Warehouse w/ 1 office, 2 baths, kitchen and DID to be added.

**OPTION:** Spaces can be leased separately as 2,000 SF office or 2,000 SF Warehouse. (see layout).

### Potential FULL INDUSTRIAL Option

3,960 SF warehouse w/ 2 offices, conference room, kitchen and 2 baths. DID to be added. (see layout).

9,960 SF Multi-tenant building with ample common parking. Gross lease includes CAM and taxes.

Located east of Route 47 on Courtaulds Drive, just off McConnell Road.

## Specifications

Description:	FLEX - Office Building
Size:	9,960 SF
Year Built:	1997
HVAC System:	GFA / Central Air
Electrical:	200 Amp
Sprinklers:	No
Washrooms:	2 ADA
Ceiling Height:	9 ft
Parking:	37 Common
Sewer/Water:	City
Zoning:	O
CAM & Taxes	Included
PIN #:	13-09-476-021

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www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

Senior Broker  
**Michael Deacon**  
MichaelD@PremierCommercialRealty.com  
O: 847.854.2300 xx28 C: 815.814.6500

# 1004 Courtaulds Drive Unit A

Woodstock, IL 60098

# For Lease

FLEX



UNIT A 3,960 SF  
CURRENT OFFICE LAYOUT



Measurements Approximate

POTENTIAL OFFICE DIVISION



Measurements Approximate

UNIT B-1  
+/- 2,000 SF

UNIT C-1  
+/- 2,000 SF

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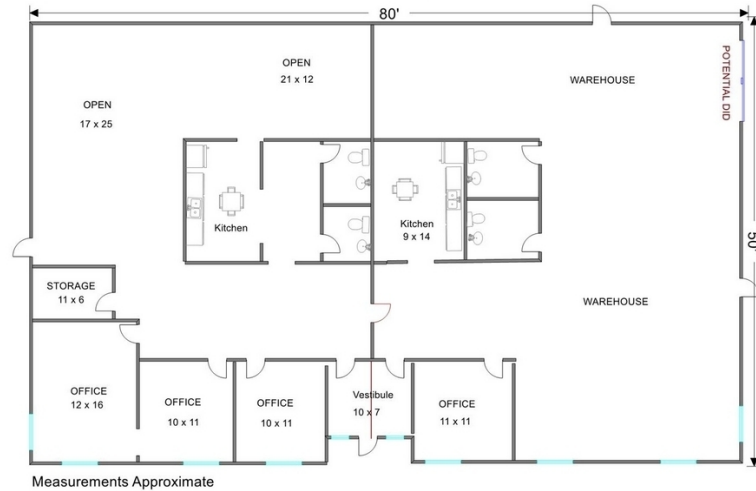
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# For Lease

**FLEX**



## POTENTIAL FLEX LAYOUT UNIT B : 3,960 SF



+/-2,000 SF OFFICE / +/-2,000 SF FLEX WAREHOUSE

## POTENTIAL FLEX LAYOUT (DIVISIBLE)



**UNIT B-1**  
+/- 2,000 SF OFFICE

**UNIT B-2**  
+/- 2,000 SF WAREHOUSE (FLEX)

## POTENTIAL FULL INDUSTRIAL UNIT A-5 : 3,960 SF



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