

1059 E. Kimball Avenue  
Woodstock, IL 60098

For Lease

MLS #12214307

WORK SHOP SPACE



WORKSHOP SPACE 1,152 SF

\$1,000/MO. \$10.41 PSF (GROSS)

**Heated Workshop Space  
1,152 SF  
w/456 SF Mezzanine**

1,152 SF heated workshop space with 456 SF mezzanine w/bathroom. 9'x8' DID and potential 2nd DID.

Ideal for woodworking, small engine repair or heated storage for big boy toys. No outside storage permitted.

\$1,000/mo. Gross (including Cam & Taxes). Tenant responsible for gas and electric.

**Specifications**

Year Built:	Unknown
Mezzanine Size:	456 SF (19' x 24')
HVAC System:	Ceiling Hung Heat
Electrical:	200 amp 3 Phase
Sprinklers:	No
Washrooms:	1 (in Mezzanine)
Ceiling Height:	9' 6"
Parking:	4
DID's:	(1) 9' x 8'
Sewer/Water:	well and septic
Zoning:	R1-B
CAM & Taxes	Included
Gas & Electric:	Tenant Responsibility
PIN #:	13-09-151-009

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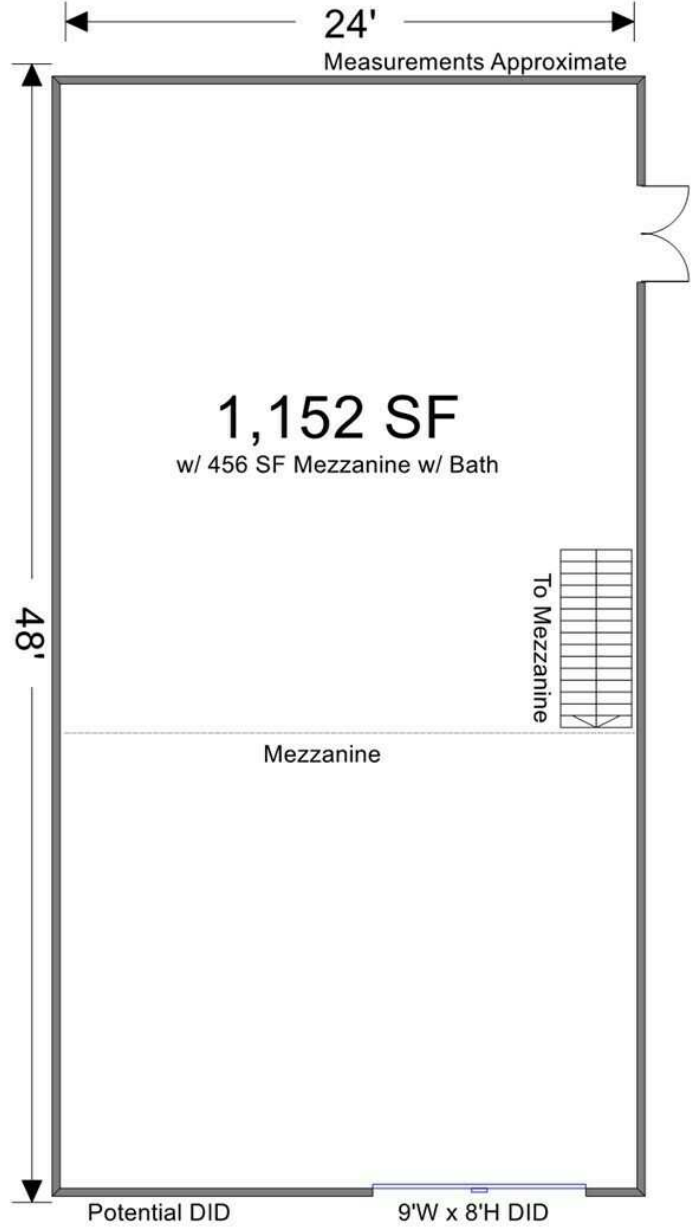
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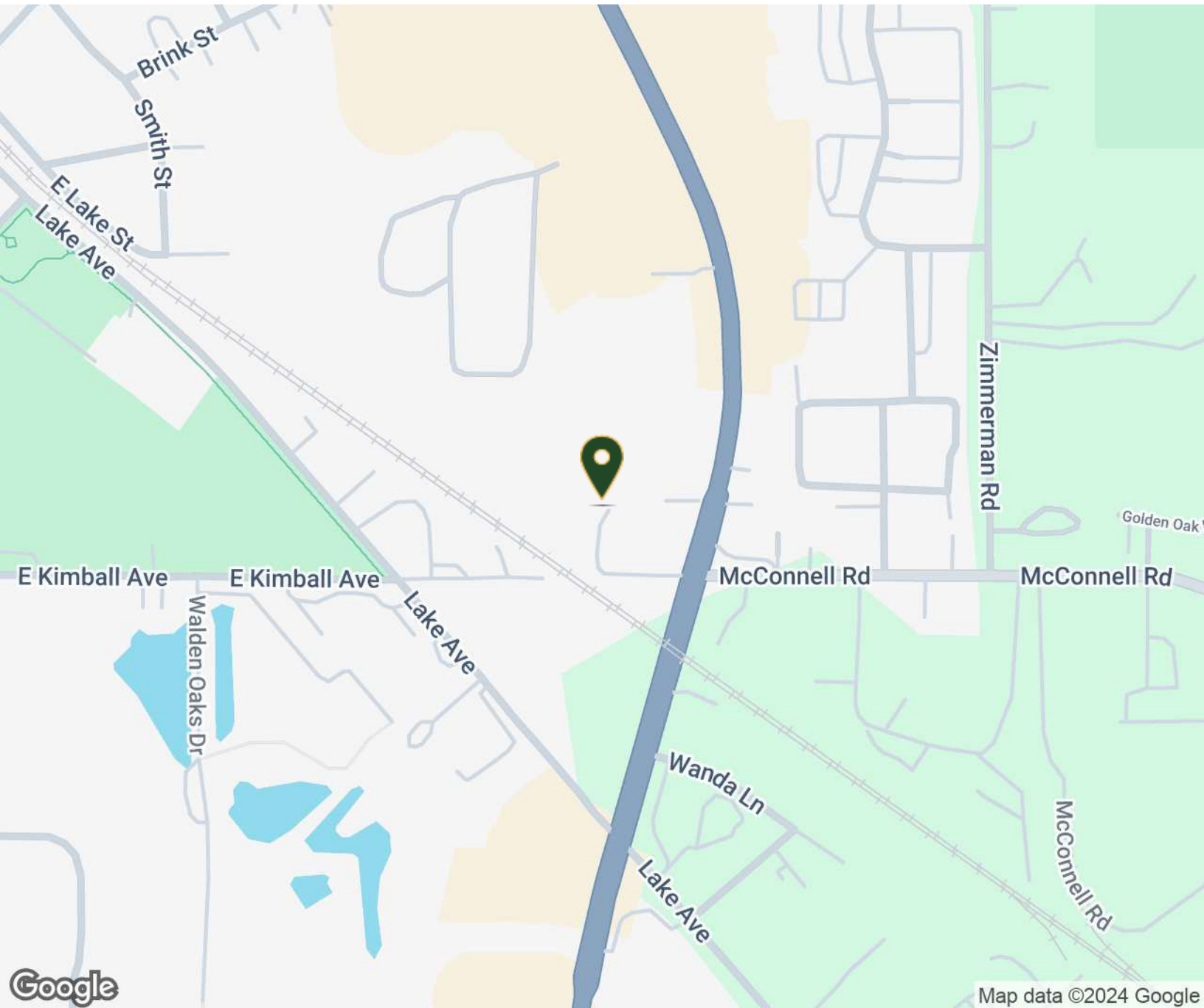
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