

1002 Courtaulds Dr  
Woodstock, IL 60098

For Lease

MLS #12260606

INDUSTRIAL



INDUSTRIAL 1,920 & 2,000 SF

\$1,700. PER MONTH GROSS

**INDUSTRIAL UNITS**  
**1,920 SF & 2,000 SF**  
**Can be Combined**

Two industrial units are becoming available in this multi-tenant building. Units can be combined for 3,920 SF.

Each unit equipped with radiant heat, triple basin drains, vaulted ceiling, 195 SF air conditioned front office and 10x12 DID. Automotive repair is not permitted. No drilling into the floor and no floor mounts allowed due to radiant heat. Current use is an automotive detailing shop.

**Unit A** is 1,920 SF and becomes **available in February 2025. \$1,700/mo. Gross (\$10.62 psf)**

**Unit B** is 2,000 SF and becomes **available in June 2025, possibly sooner. \$1,700/mo. Gross (\$10.20 psf)**

**Specifications**

Land Size:	0.66 Acres
Year Built:	2005
Office Size:	195 SF per Unit
HVAC System:	Radiant Floor / A/C Office
Electrical:	200 amp, 208V, 3 Phase
Sprinklers:	No
Washrooms:	1 per Unit
Ceiling Height:	16' to 19.5'
Parking:	Common
DID's:	10x12 per Unit
Sewer/Water:	City
Zoning:	M1
CAM & Taxes	Included
PIN #:	13-09-476-024

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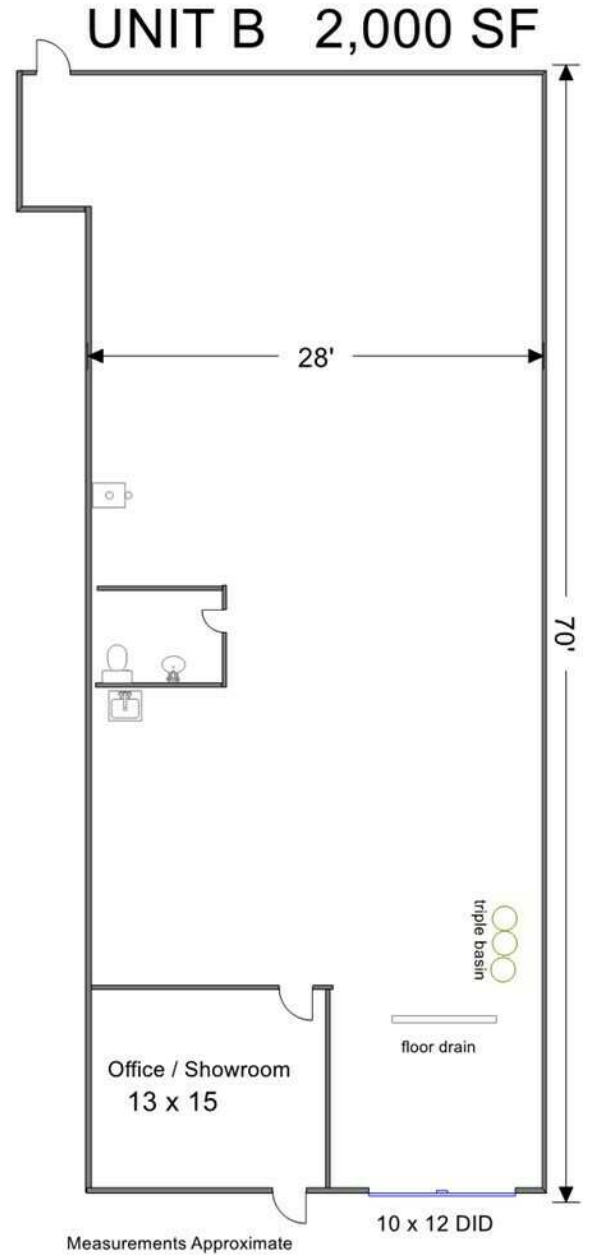
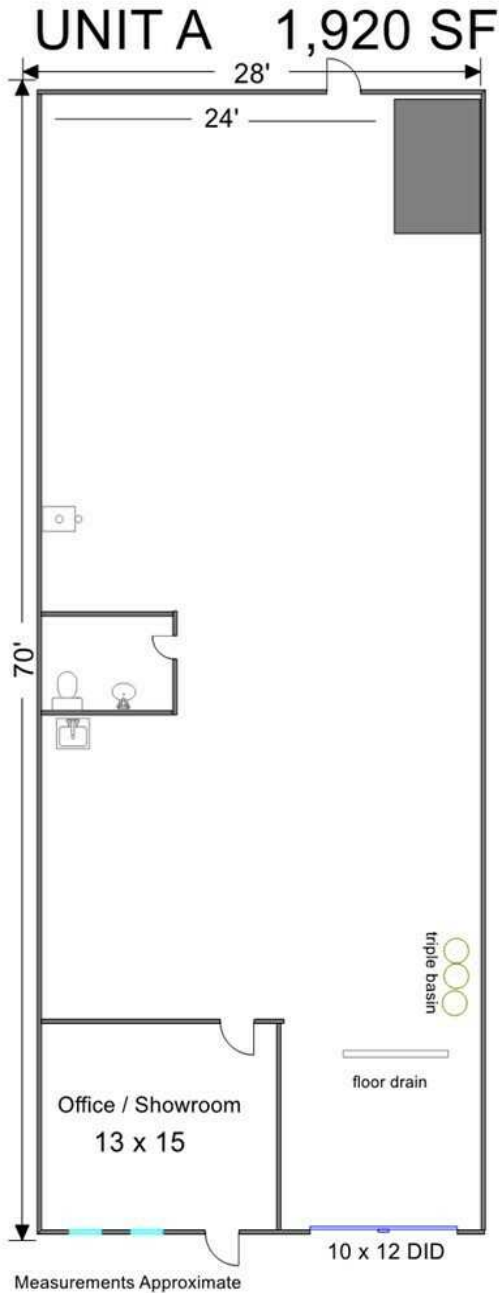
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