

1220 Claussen Dr
Woodstock, IL 60098

For Sale

MLS #12425432

INDUSTRIAL



FREESTANDING INDUSTRIAL 9,060 SF

\$785,000 (\$86.65 PSF)

**FREESTANDING INDUSTRIAL BUILDING
9,060 SF**

Fully air-conditioned 9,060 SF freestanding steel industrial building with ample parking on 1.72 acres (expansion potential).

±8,000 SF warehouse with heavy power, 13-16' ceilings, triple basin drains, 1 interior dock, one 12'x14' drive-in door. 2 offices leading to warehouse and 2 multi-stall bathrooms. 260' mezzanine for additional storage.

±1,000 SF of office w/3 private offices, 1 ADA bathroom, kitchenette, open clerical or conference area and lots of storage.

Conveniently located near Route 14 and downtown Woodstock.

Specifications

| | |
|-----------------|----------------------------|
| Land Size: | 1.72 AC |
| Year Built: | 1995 |
| Office Size: | ±1,000 SF |
| HVAC System: | GFA/ Fully Air Conditioned |
| Electrical: | 600 amp, 480V, 3 Phase |
| Sprinklers: | Yes |
| Washrooms: | 3 |
| Ceiling Height: | 13 - 16 ft |
| Parking: | 21 |
| DID's: | (1) 12 x 14 |
| Dock: | (1) Interior |
| Sewer/Water: | City |
| Zoning: | M1 |
| Taxes: | \$19,802 (2024) |
| PIN #: | 13-06-152-008 |

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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



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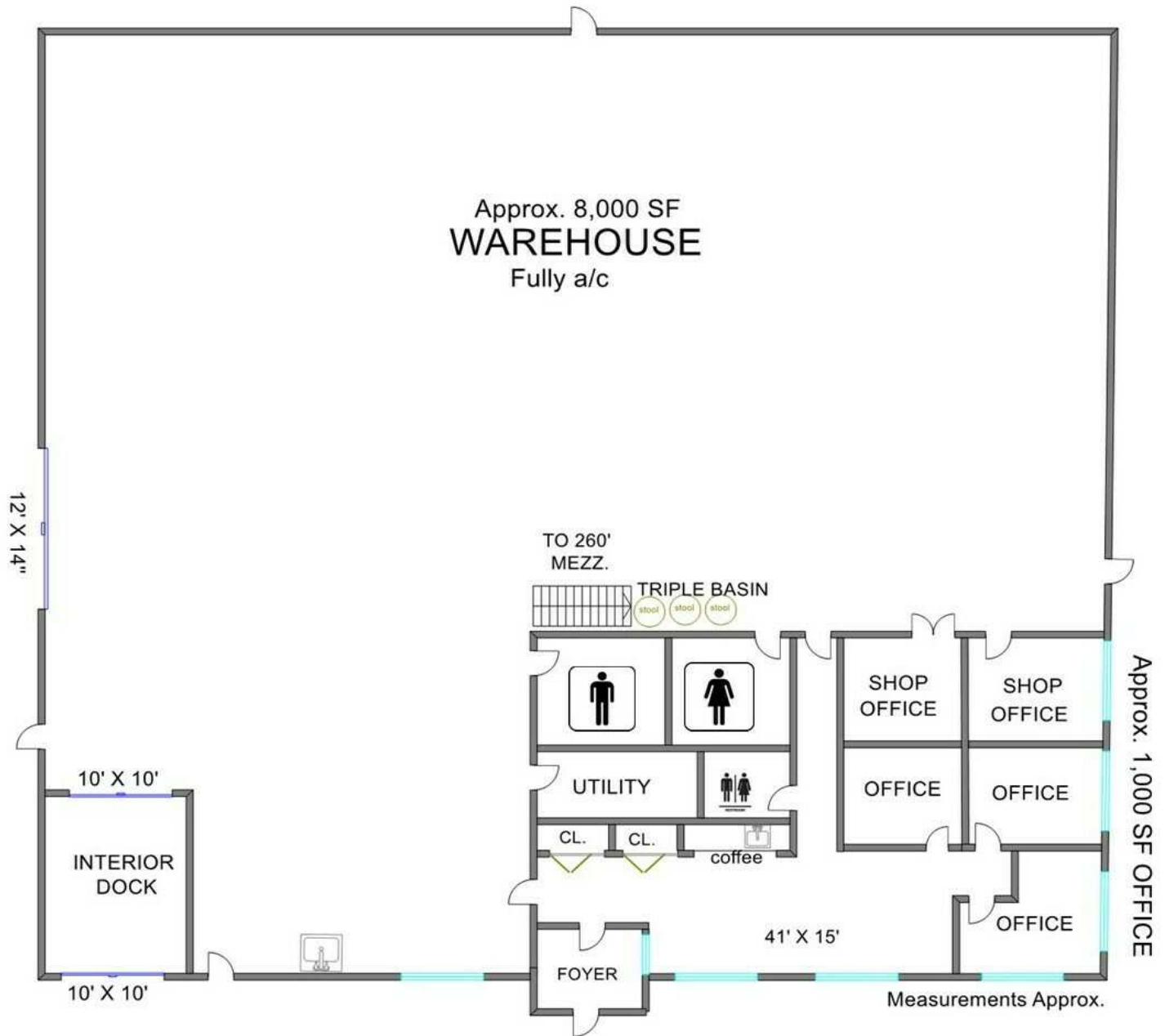
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