

1150 MCCONNELL RD.
WOODSTOCK, IL 60098



SALE: \$3,500,000 | LEASE: \$5 PSF NNN



PROPERTY DESCRIPTION

**FREESTANDING INDUSTRIAL BUILDING
W/ RAIL SERVICE | ENTERPRISE ZONE | 73,245 SF**

73,245 SF industrial building on 5.20 acres with rail service, located in the Enterprise Zone.

Warehouse: Over 63,000 SF industrial warehouse space with 14'-16' ceilings. with five truck docks w/ levelers, one rail dock w/ leveler, one 12'x12' DID (potential for additional DID), heavy power. (2 services: 240V 1200 amp and 480V 2400 amp a total of 3,600 amps), and sprinkler room. Additional 312 SF mezzanine office space above bathrooms overlooking warehouse area. High volume sprinkler system, partial a/c in warehouse. All LED lighting throughout the building and updated electrical.

Office: 10,000 SF fully built out office with several private offices, large cubicle areas, conference rooms, large kitchen/break room, fitness room, reception, multi-stall bathrooms,

Offered for sale at \$3,500,000 (\$47.78 psf) or for Lease at \$5.00 psf NNN. Current bank evaluation on file for \$4,170,650



SPECIFICATIONS

✓ MLS:	#12562328
✓ Land Size:	5.20 Acres
✓ Year Built:	1972
✓ HVAC System:	Ceiling Hung A/C Office - Partial Warehouse
✓ Electrical (2 Services):	240V 1200 Amp / 480V 2400 Amp Total 3600 Amps
✓ Sprinklers:	Fully
✓ Washrooms:	4 Multi-Stall
✓ Ceiling Height:	14-16 ft
✓ DIDs:	(1) 12'x12 (1) OHD
✓ Docks:	(5) w/ levelers (1) Rail Dock
✓ Parking:	42
✓ Sewer/Water:	City / City
✓ CAM & Taxes (Lease):	CAM \$1.00 PSF Taxes \$0.56 PSF
✓ Taxes (Sale):	\$41,160.52
✓ PIN:	13-09-326-006

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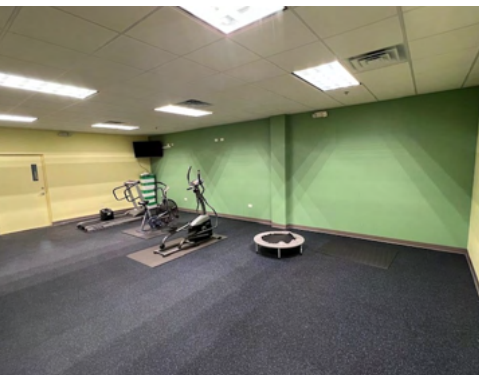
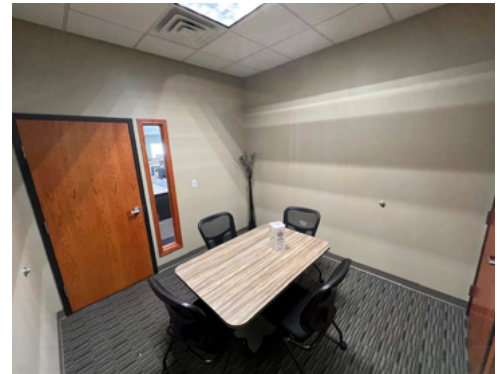
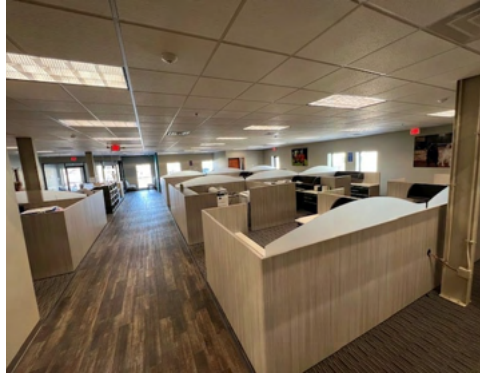
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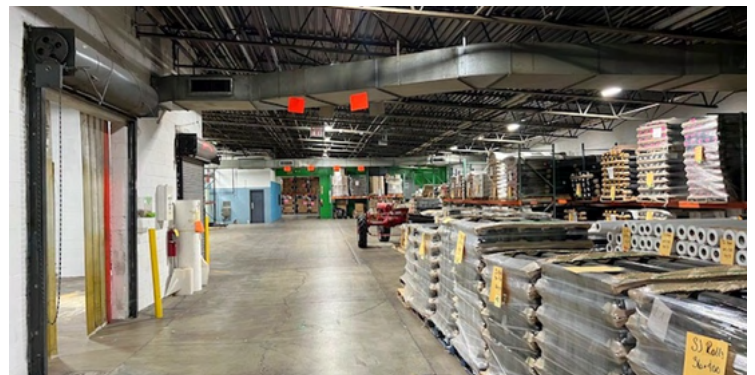
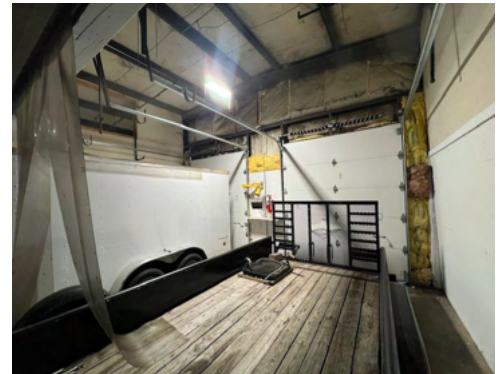
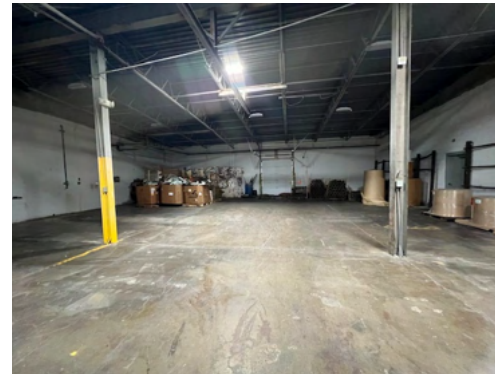
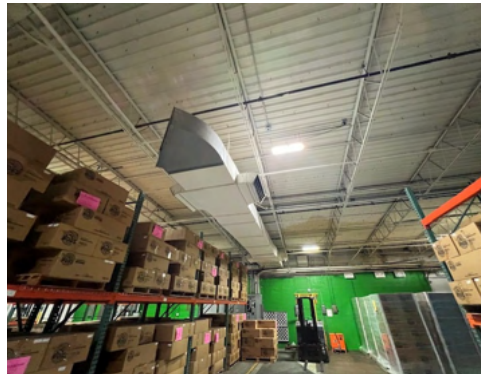
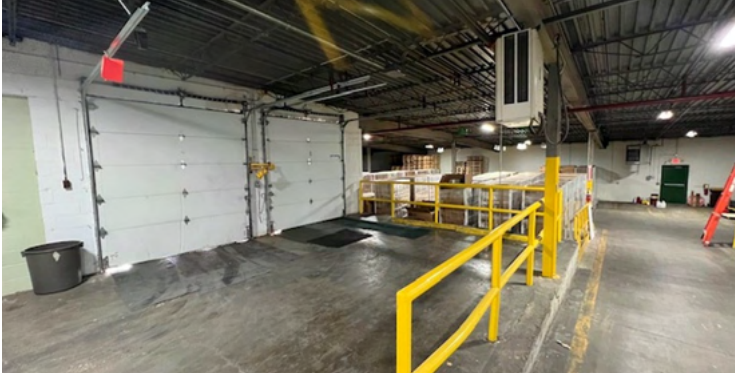
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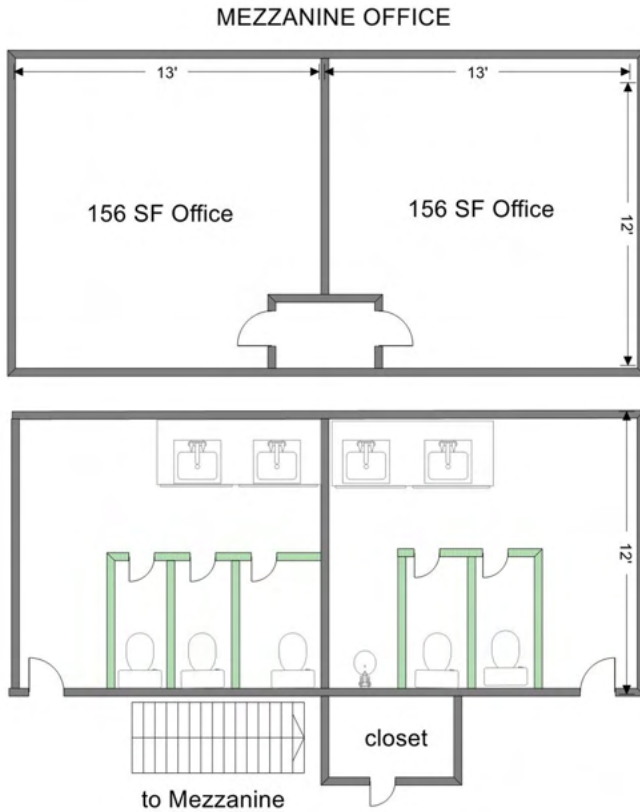
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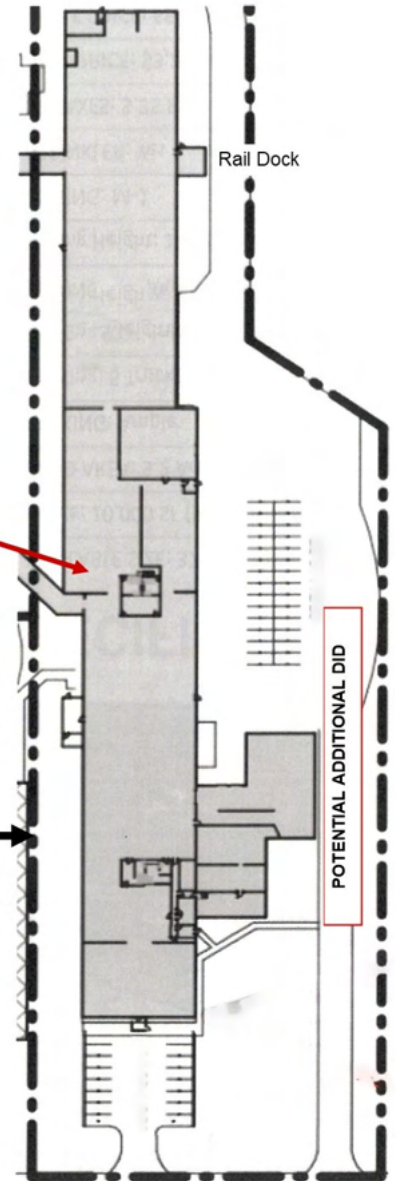
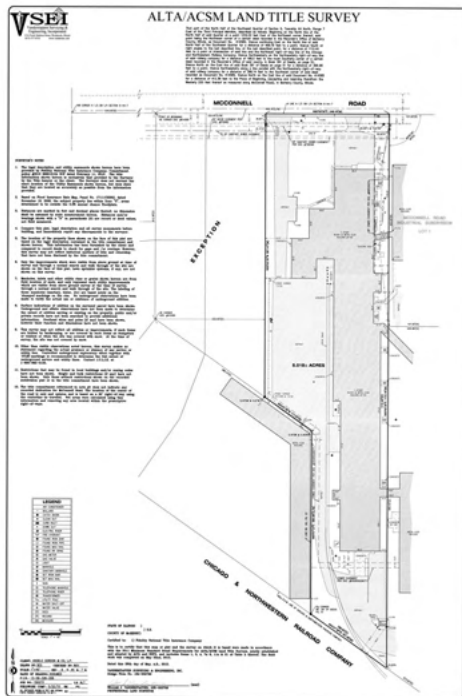
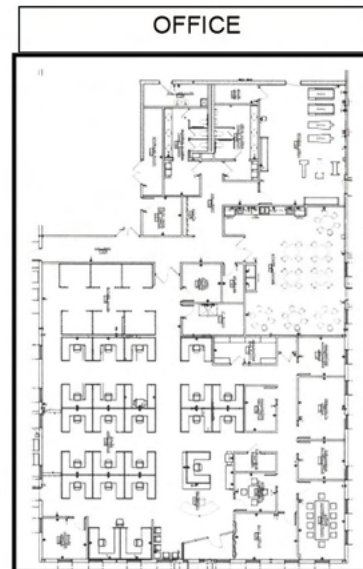
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73,245 SF TOTAL
10,000 SF Office
63,000 SF Industrial / Warehouse



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