

1249 & 1251 Cobblestone Way

Woodstock, IL 60098

For Sale

MLS # 12732409 (1249) & 12732424 (1251)

INDUSTRIAL



INDUSTRIAL CONDOS 3,510-7,020 SF

\$860,000 (\$430,000 PER CONDO)

INDUSTRIAL CONDOS 3,510-7,020 SF

Two adjacent condo units (3,510 SF each) available, offering the flexibility to be combined with a total of 7,020 SF for \$860,000.

Unit 1249: 3,510 SF features 360SF of office space, mezzanine storage space above office (not included in the SF), a slop sink, one 10'x10' drive-in-door, and shared dock with a 16'x16' door. \$430,000

Unit 1251: 3,510 SF features 360SF of office space, a slop sink, one 10'x10' drive-in-door, and a shared dock with a 16'x16' door. \$430,000

Ideally located near Rt. 47 & Northwest Hwy (behind the Harley Davidson dealership)

Association dues \$500/mo per condo.

Specifications

Year Built:	1987
Office Size:	360 SF (per condo) Mezzanine above Office in Unit 1249
HVAC System:	Split Wall Heat & AC in Office Ceiling Unit in Warehouse
Electrical:	200 Amp, 240v, 3 Phase (per condo)
Washrooms:	2 (per condo)
Ceiling Height:	15-18'
Parking:	Common
DID's:	(1) 10'x10' (per condo)
Dock:	(1) 16'x16' Common
Sewer/Water:	City/City
Zoning:	M1
Taxes:	\$14,253.72 (2025) / \$7,126.86 Per Condo
PIN #:	13-16-304-003 & 004

[CLICK HERE TO VIEW OUR WEBSITE](#)

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.



Heather Schweitzer
President / Designated Managing Broker
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

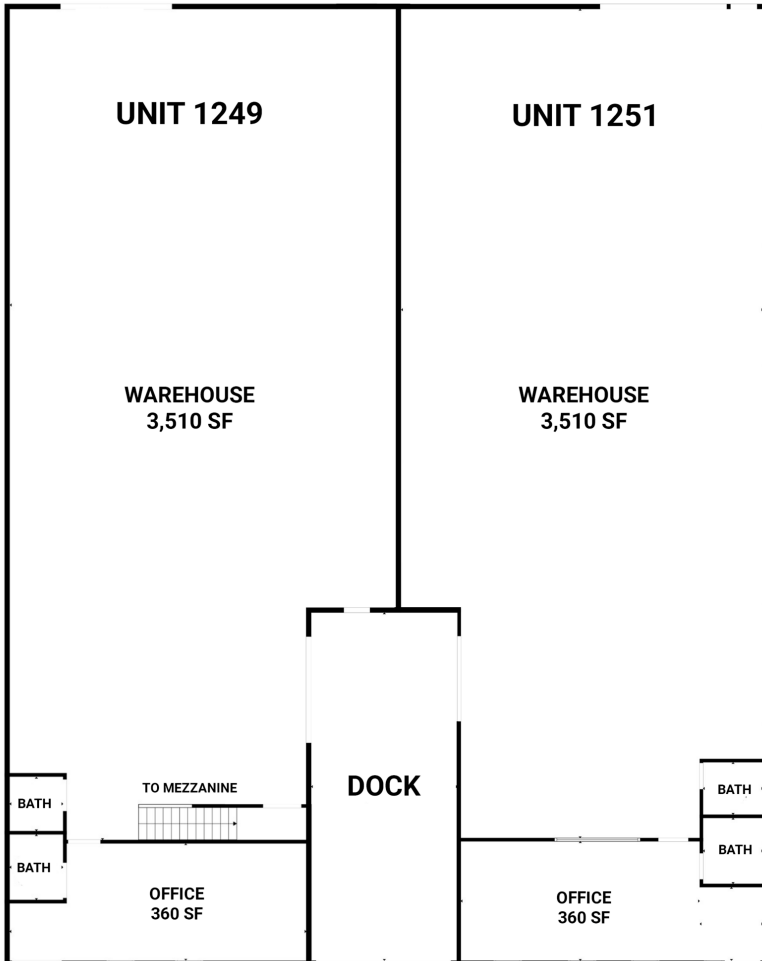
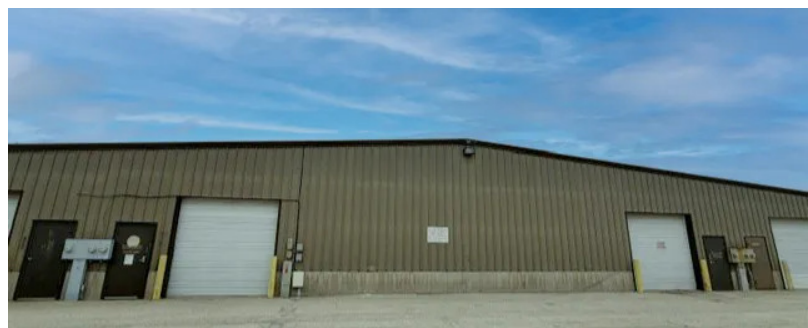
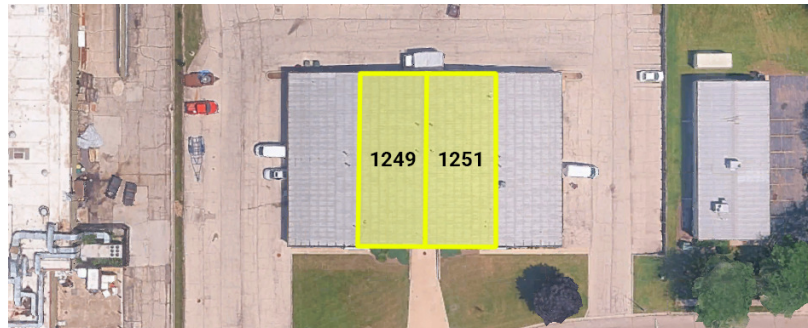
Austin Schweitzer
Associate Broker
AustinS@PremierCommercialRealty.com
O: 847.854.2300 x16 C: 815.236.9972

1249 & 1251 Cobblestone Way

Woodstock, IL 60098

For Sale

INDUSTRIAL



[CLICK HERE TO VIEW OUR WEBSITE](#)

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.



Heather Schweitzer
President / Designated Managing Broker
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

Austin Schweitzer
Associate Broker
AustinS@PremierCommercialRealty.com
O: 847.854.2300 x16 C: 815.236.9972