

- Industrial
- Commercial
- Office
- Land
- Business

FOR SALE

INDUSTRIAL BUILDING
Four Blocks from the Square
10,000 SF
PRICE REDUCED

10,000 SF pre-engineered steel on .59 acre with triple basin drains and 3 DID's w/drive thru capability. 12-18' ceilings. Clear span space. Partial kitchen with grease trap and triple basin sink. Formerly used a banquet facility and recently re-zoned to Industrial. Price reduced to \$44.99 psf. SBA loan available with as little as 10% down. See layout and photos. Visit Premier Commercial Realty web-site to see more listings.

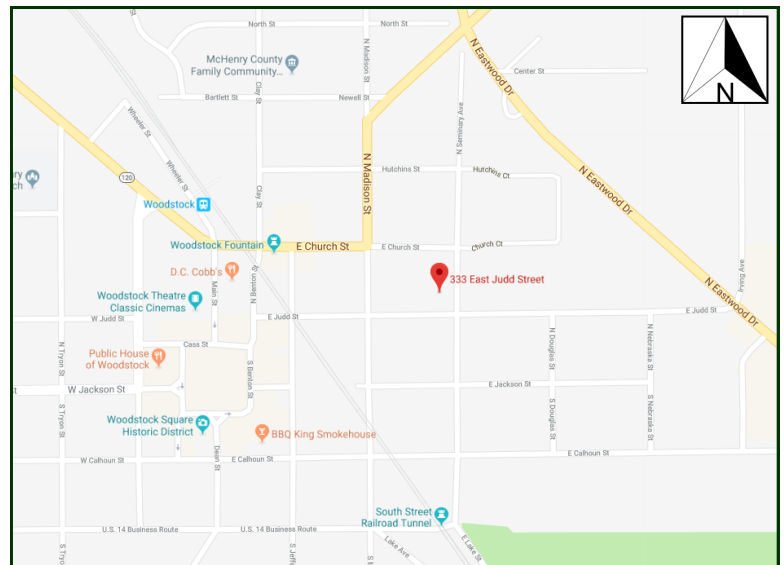


REDUCED

PROPERTY SPECIFICATIONS

Description:	Pre-Engineered Steel
Year Built:	1997
Building Size:	10,000 SF
Land Size:	.59 acre
Office/Showroom:	1,300 SF + Mezzanine
HVAC System:	Warehouse: Ceiling Hung Offices: GFA/Central Air
Power:	400 amp, 220V, 3 phase
Sprinklered:	Yes—Wet
Floor Drains:	Yes
Ceiling Height:	12'-18'
Environmental:	To Be Assessed
Parking:	21
Washroom(s):	2—Handicap Accessible
Truck Docks:	None
Drive-in-Doors:	(3) 2-12x14 1-12x12
Sewer: City	Water: City
Zoning:	M-1
Real Estate Taxes:	\$13,772.20 (2017)
Sale Price:	\$485,000
PRICE REDUCED	\$449,900 (\$44.99 psf)

MLS:09988635



DIRECTIONS: West of N. Seminary Ave. on Judd St.

PIN: 13-05-389-013

February 8, 2019

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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TO VISIT OUR WEBSITE

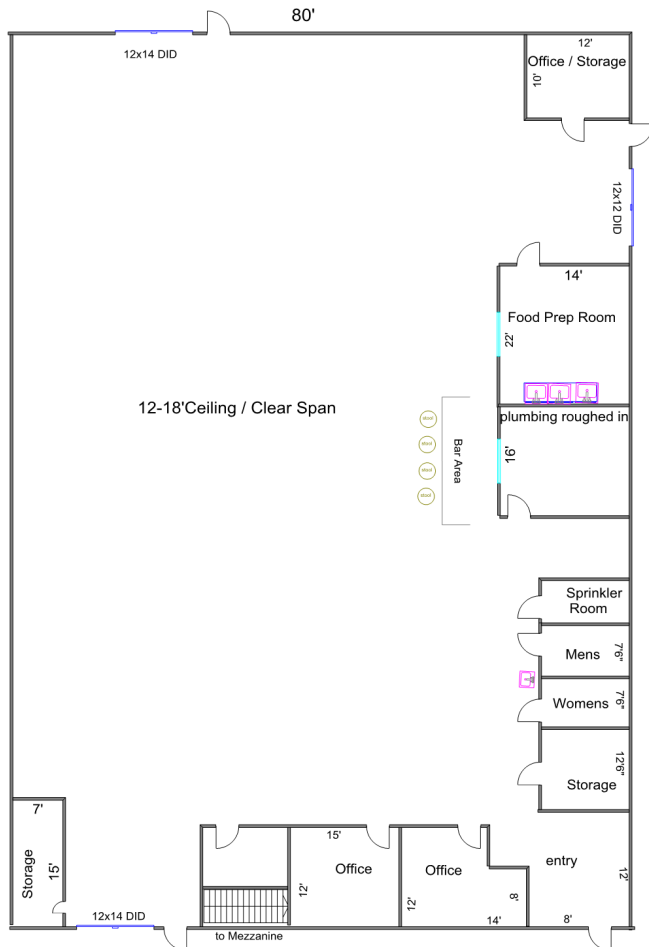
www.PremierCommercialRealty.com

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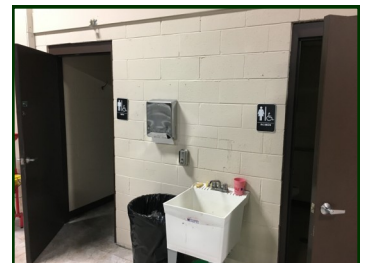
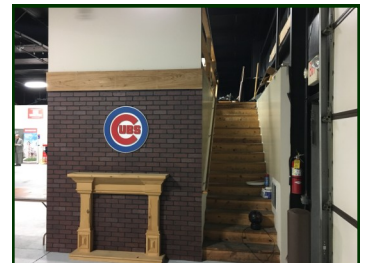
333 E. Judd Street
Woodstock, IL 60098



E. Church St.



333 E. JUDD ST.



N. SEMINARY AVE.