

2200 & 2205 N. TECH COURT WOODSTOCK, IL 60098

FOR SALE

MLS # 11054588

June 18, 2021



**FULLY LEASED INVESTMENT
15,000 SF INDUSTRIAL BUILDING**

\$1,099,000 (\$73.27 psf)

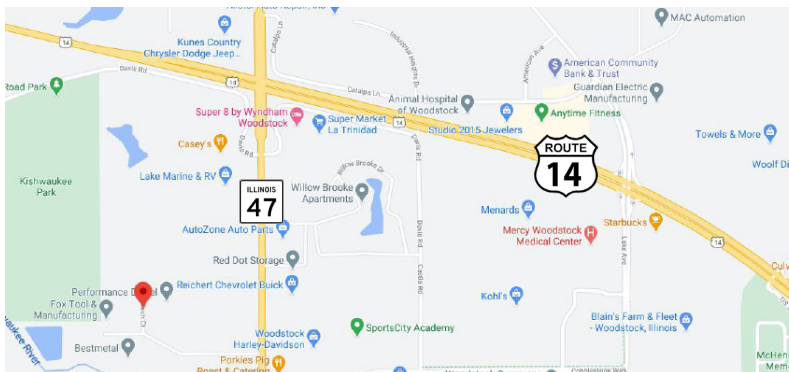
DESCRIPTION

100% Leased Industrial Building

Unit 2200: 7,500 SF has 900± SF of office, 1 depressed interior dock, (4) 10x10' DID's and 18' clearance. Leased through 8/31/23.

Unit 2205 7,500 SF has large office, (2) DID's, 1 depressed interior dock w/ leveler. Leased to a 20+ year Tenant.

Ideally located off Route 47 near NW Highway. Contact Broker for financials and rent roll.



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.

SPECIFICATIONS

Description	Industrial Investment
Building Size	15,000 SF
Land Size	2.17 AC
Year Built	1996
HVAC System	Ceiling Unit (Warehouse) / GFA / CA (Office)
Electrical	120V / 480V 4 Wire
Sprinklers	Yes
Floor Drains	Yes
Washrooms	2 (2200) / 2 (2205)
Ceiling Height	18'
Parking	24 (2200) / 11 (2205)
Truck Docks	Interior w/Leveler: 1 (2200) / 1 (2205)
DID's	(4) 10x10' (2200) / (2) 10x10' (2205)
Sewer/Water	City
Zoning	M
PIN Numbers	13-17-426-012, 013
RE Taxes	\$24,140.94 (2020)

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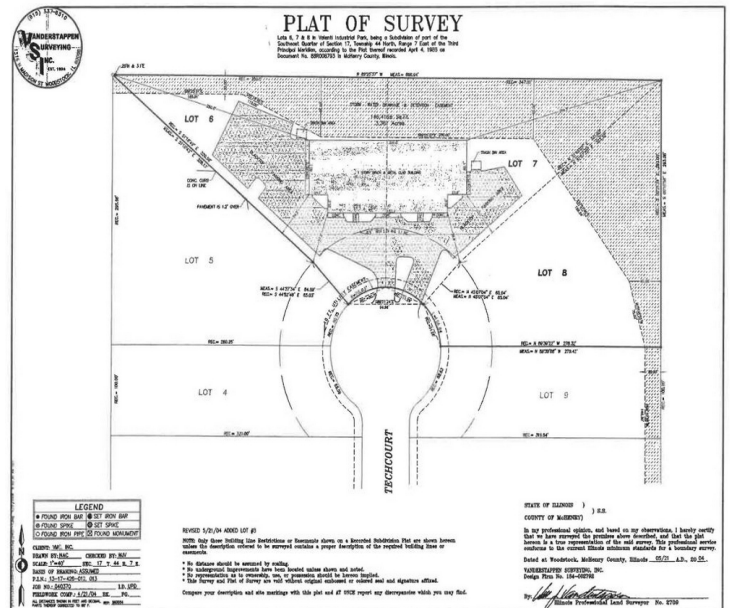
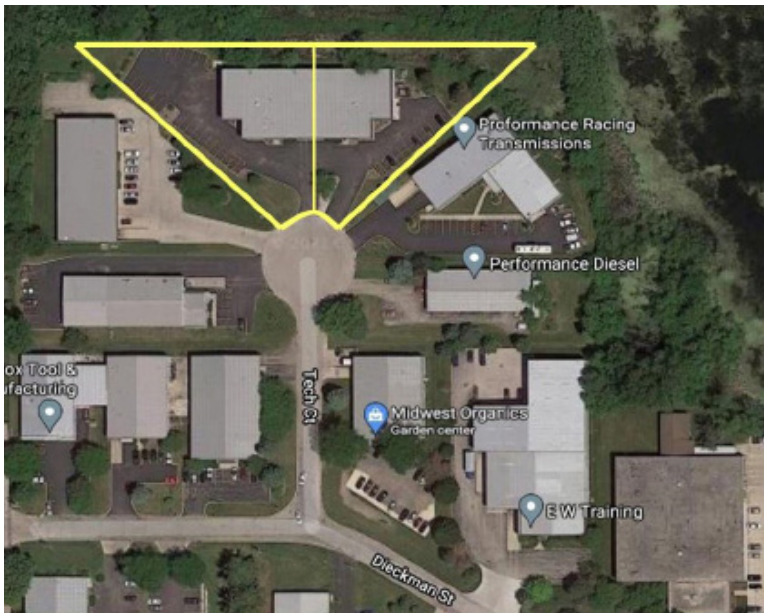
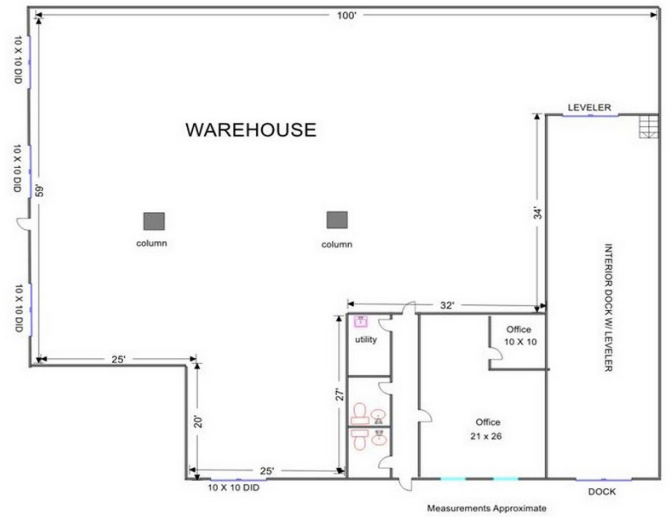
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FOR SALE

2200 PHOTOS (PRIOR TO LEASE)



2200 FLOOR PLAN



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