

- Industrial
- Commercial
- Office
- Land
- Business

## FOR SALE

### INDUSTRIAL BUILDING Four Blocks from the Square 10,000 SF

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! See layout and photos. Visit Premier Commercial Realty website to see more listings.

#### PROPERTY SPECIFICATIONS

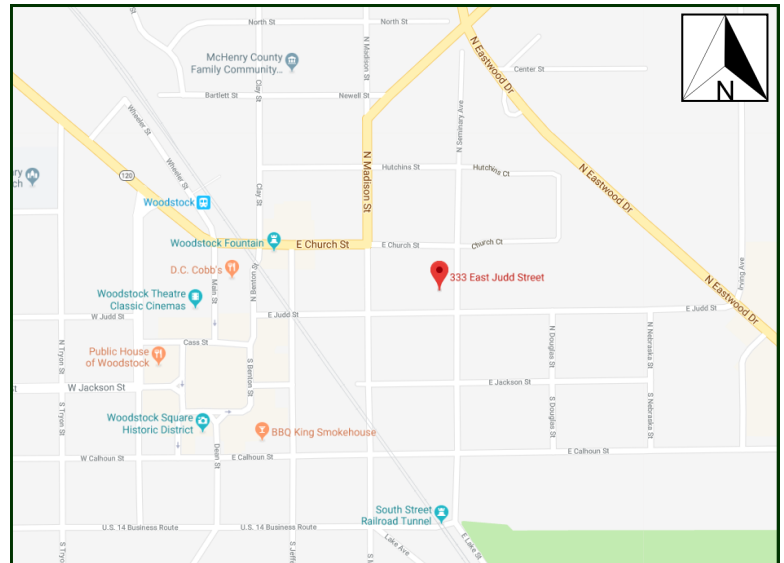
Description:	Pre-Engineered Steel
Year Built:	1997
Building Size:	10,000 SF
Land Size:	.59 acre
Office/Showroom:	1,300 SF + Mezzanine
HVAC System:	Warehouse: Ceiling Hung Offices: GFA/Central Air
Power:	400 amp, 220V, 3 phase
Sprinklered:	Yes—Wet
Floor Drains:	Yes
Ceiling Height:	12'-18'
Environmental:	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:	<del>\$485,000</del> <b>PRICE REDUCED \$460,000 (\$46.psf)</b>



**PRICE REDUCED!**



MLS:09988635



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

**PIN:** 13-05-389-013

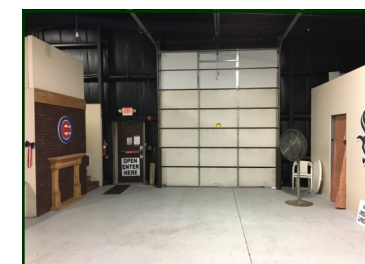
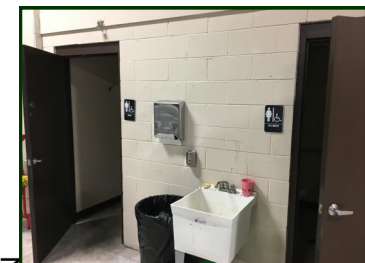
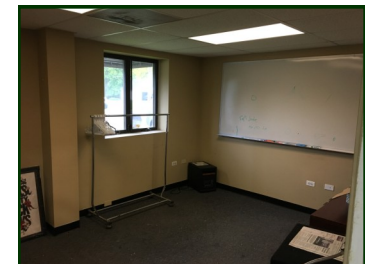
December 1, 2018

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TO VISIT OUR WEBSITE

[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com)

- 333 E. Judd Street  
Woodstock, IL 60098



80'

12x14 DID

12'

Office / Storage 10'

12x12 DID

14'

Food Prep Room 22'

plumbing roughed in

16'

Bar Area

12-18' Ceiling / Clear Span

125'

Storage 7' 15'

12x14 DID

to Mezzanine

15'

Office 12'

Office 12'

entry 14' 8'

8'

12'

Sprinkler Room

Mens 7'6" 7'6"

Womens 7'6" 7'6"

Storage 12'6" 12'

333 E. JUDD ST.

N. SEMINARY AVE.