

FOR SALE OR LEASE

2 Industrial Buildings
6,556 SF (Main Bldg./ For Sale or Lease)
4,800 SF (Sale Only)

6,556 SF masonry office/warehouse for sale or lease with additional income. Office has 2 privates, 2 baths, kitchenette, clear span 4,800 SF warehouse with 2 DID's. Second 4,800 SF steel building has four 1,200 SF heated warehouse units for storage which can generate \$24,000/yr in rental income to cover taxes and /or mortgage payments. 4 separate electric meters. Located across from Marian Central High School. Access from Schuette Dr.

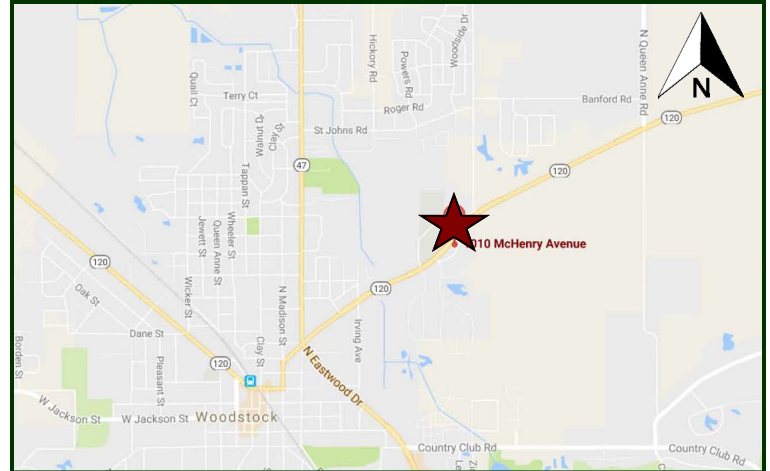


PROPERTY SPECIFICATIONS

Description:	2 Industrial Buildings
Year Built:	1977 & 1979
Building Size:	6,556 SF and 4,800 SF
Land Size:	1.22 Acres
Office:	1,800 SF
HVAC System:	GFA/ Central Air (office only)
Power:	200 amp 3 phase
Sprinklered:	No
Floor Drains:	No
Ceiling Height:	12'
Environmental:	TBA
Parking:	Ample
Washroom(s):	(2) Office
Drive-in-Doors:	(2) 12x12 and 10x10
Sewer: Septic	Water: Well
Possession:	Negotiable
Zoning:	MI Pud
Real Estate Taxes:	\$11,534.42 (2015)
CAM:	Included in Lease
Lease Term:	3-5 Years
Lease Price:	\$3,500/mo. (\$6.40 psf gross)
Sale Price:	\$399,000

LoopNet: S: 20062785
L: 20062796

MLS: 09385049



DIRECTIONS: Route 47 to McHenry Ave. (Route 120), NE on McHenry to Schuette Dr. Right on Schuette to building across from Marian Central High School.

PIN: 13-04-104-004

November 16, 2016

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.

- Industrial
- Commercial
- Office
- Land
- Business

1010 McHenry Ave. (Route 120)
Woodstock, IL 60098

