

1150 McConnell Road, Woodstock, IL

37,457-72,850 SF FOR SALE OR LEASE



Rare Rail Served Facility

SPECIFICATIONS

AVAILABLE SIZE: 37,457 – 72,850 SF

Office: 10,000 SF (HQ finishes)

LAND AREA: 5.2 Acres

PARKING: Ample

Loading: 6 Truck Docks/1 Drive-In (12x14)

Rail Door: 1 (Union Pacific Line)

POWER: 1200 Amps/480V/3-Ph

Ceiling Height: 12-16' Clear

ZONING: M-1

SPRINKLER: Yes

RE TAXES: \$.35 PSF

SALE PRICE: \$3,200,000

LEASE PRICE: \$5.95 PSF Modified Gross

- Fully Air Conditioned
- UP Rail Served
- New Roof
- New Mechanicals
- Heavy Manufacturing Infrastructure

Contact:

Mike DeSerto
224-588-3026
mdeserto@entreccommercial.com

Cory Kay
224-532-2497
ckay@entreccommercial.com



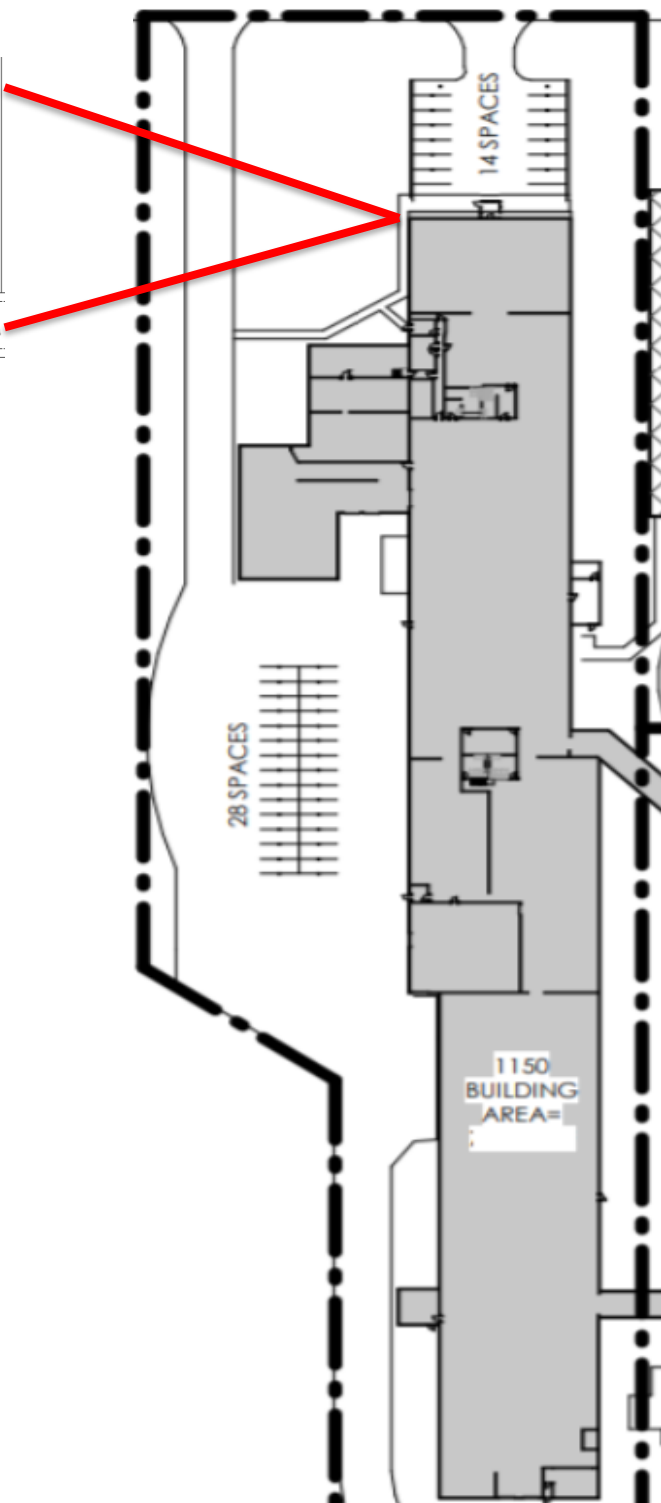
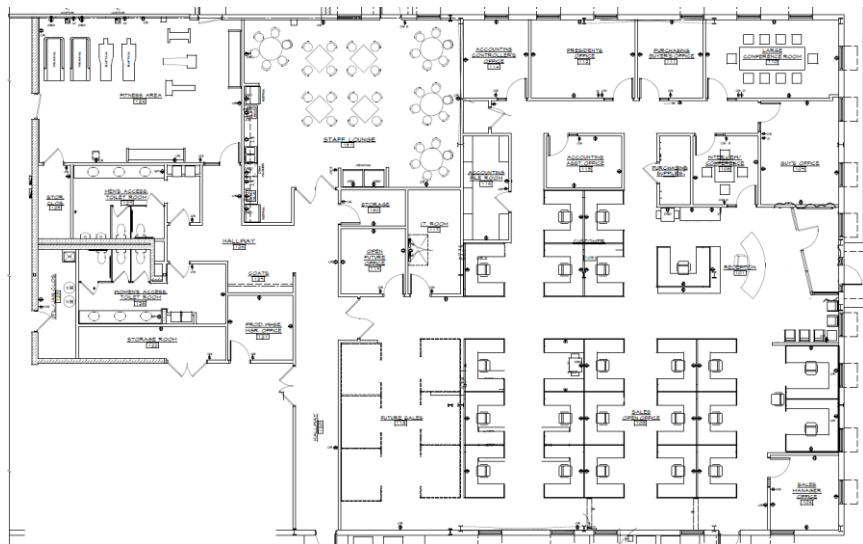
www.entreccommercial.com

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

ENTRE
Commercial Realty LLC

1150 McConnell Road, Woodstock, IL

37,457-72,850 SF FOR SALE OR LEASE



Contact:

Mike DeSerto
 224-588-3026
 mdeserto@entrecmercial.com

Cory Kay
 224-532-2497
 ckay@entrecmercial.com

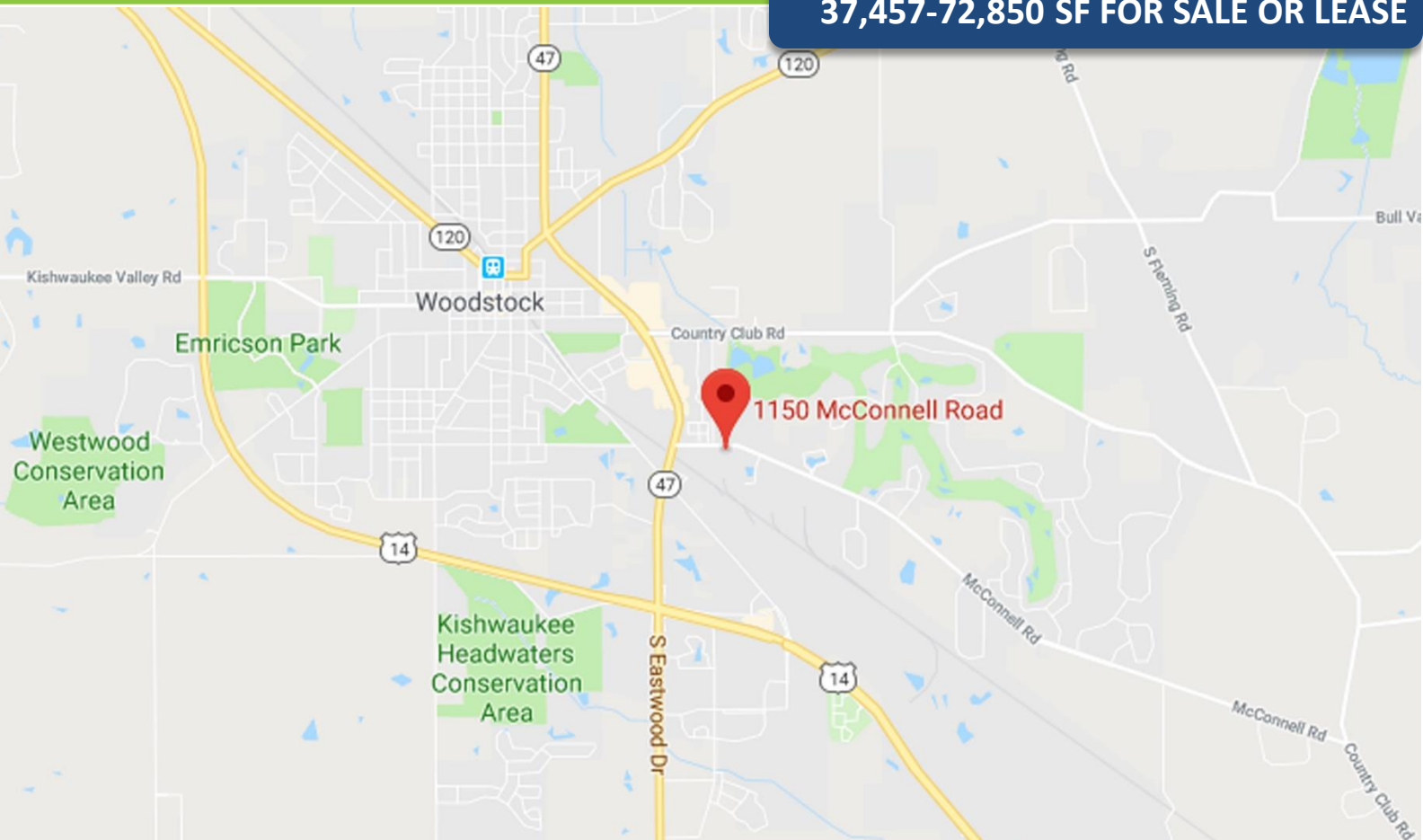
www.entrecmercial.com

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005



1150 McConnell Road, Woodstock, IL

37,457-72,850 SF FOR SALE OR LEASE



Contact:



Mike Deserto
 224-588-3026
 mdeserto@entreccommercial.com

Cory Kay
 224-532-2497
 ckay@entreccommercial.com

www.entreccommercial.com

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

ENTREE
 Commercial Realty LLC