

1191 Lake Ave

WOODSTOCK, IL

187,850 SF AVAILABLE FOR SALE

PRICE REDUCTION

\$7,750,000 (\$41.25 PSF)



**RAIL SERVED & HEAVY POWER WITH PARKING
& BUILDING EXPANSION POTENTIAL**



1191 LAKE AVE, WOODSTOCK, IL | PROPERTY OVERVIEW



Available SF: 187,850 SF
(111,379 SF | 76,471 SF)



Office SF: 7,500 SF
(6,500 SF | 1,000 SF)



Site Size: 19.09 Acres



Loading: 7 Interior Docks
1 Exterior Dock
4 Drive-in Doors



Rail Served: Union Pacific (2 Rail Doors)



Clear Height: 30' - 32' Clear (111,379 SF)
19' - 21' Clear (76,471 SF)



Power: 800 Amps, 3-Phase, 277/480 Volts
(Expandable)



Years Built: 1987/1990



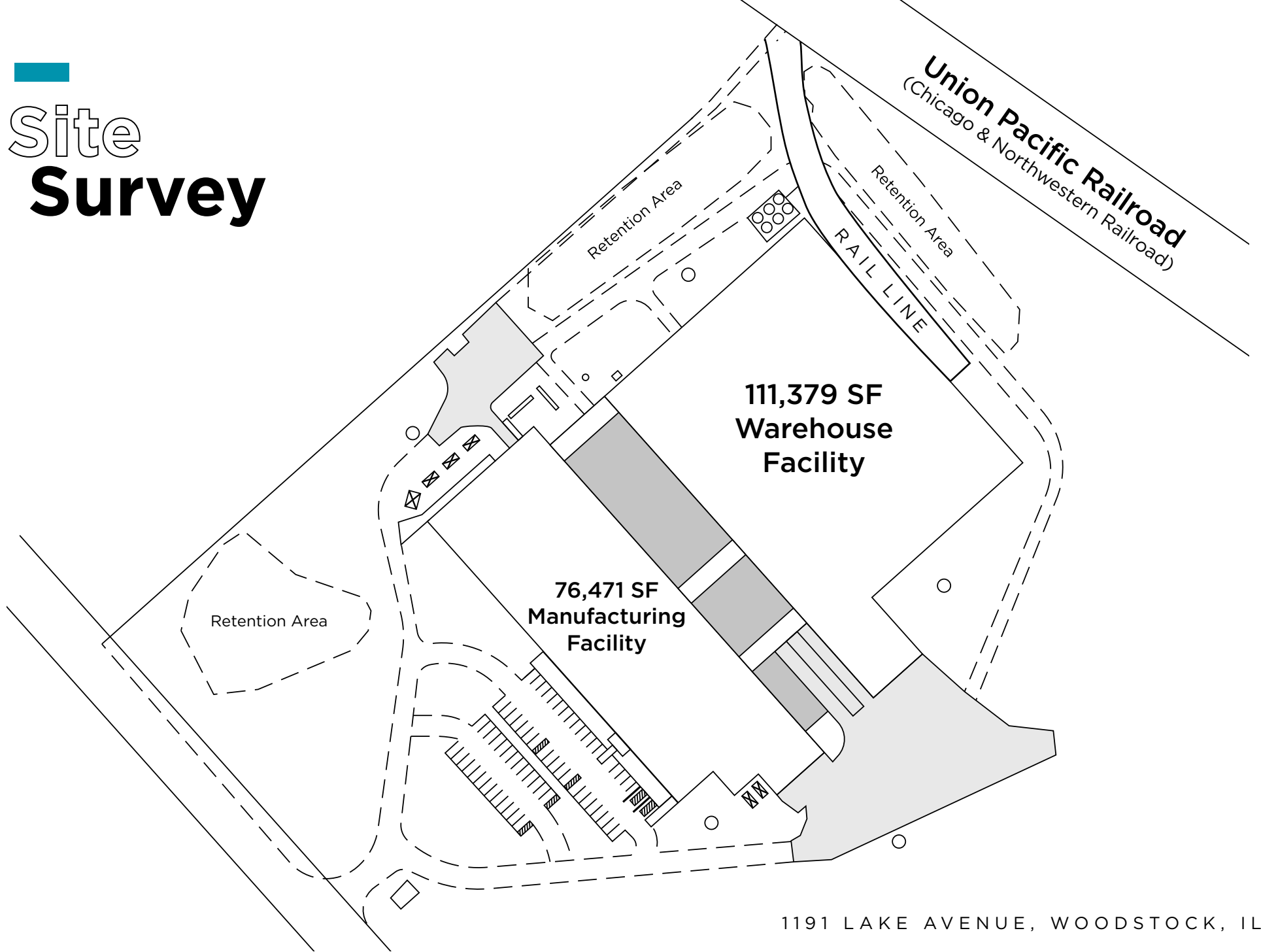
Sale Price: Subject to Offer

Strengths:

- Former plastics injection molding facility with heavy infrastructure
- 32' clear warehouse facility with 50'x70' column spacing (111,379 SF)
- Fully air-conditioned manufacturing facility (76,471 SF)
- Large land site for potential expansion or future development
- McHenry County taxes \$0.64 PSF



Site Survey

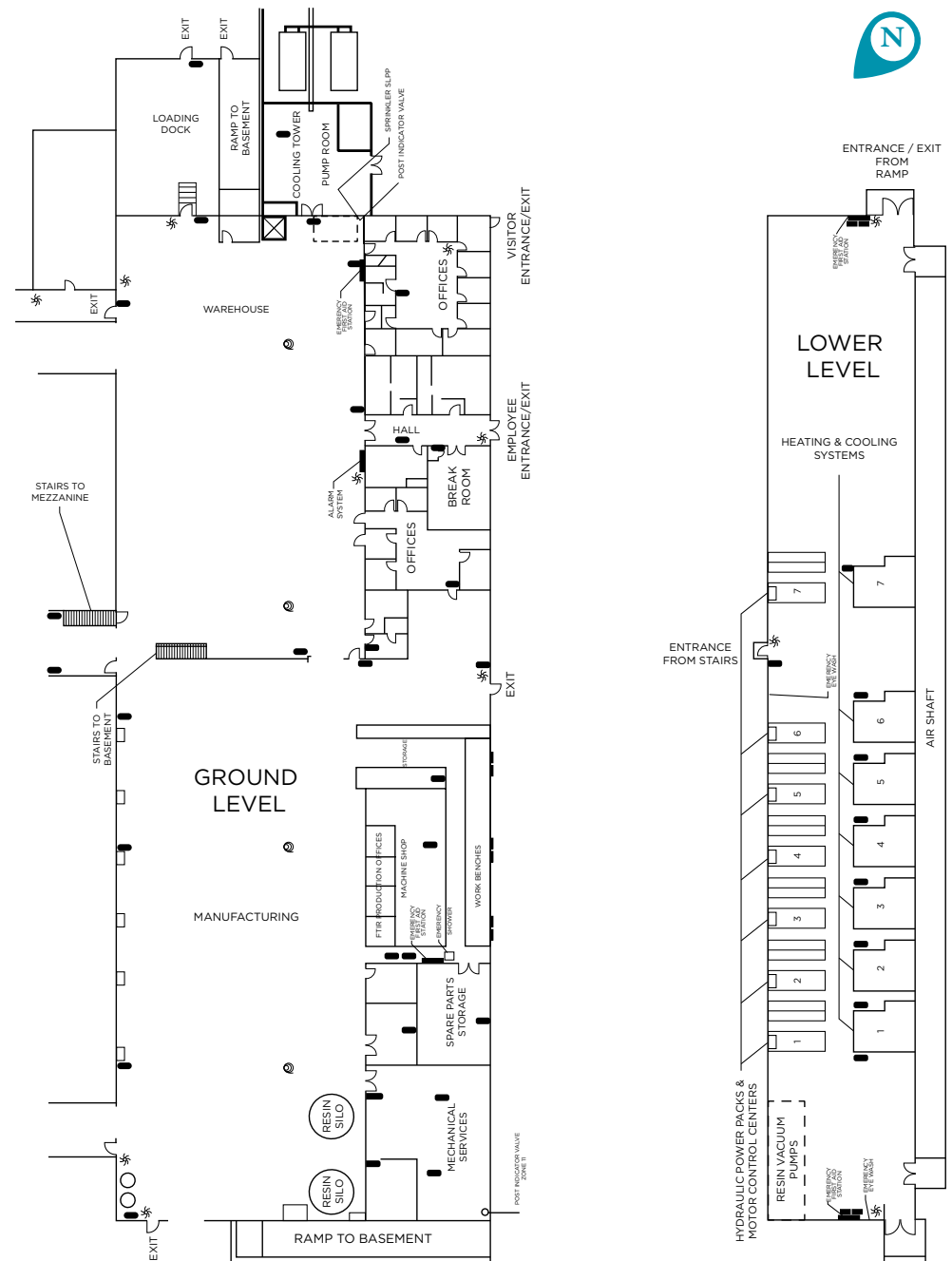


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Manufacturing Facility

MANUFACTURING BUILDING OVERVIEW:

Size:	76,471 SF
Office SF:	6,500 SF
Clear Height:	19' - 21' Clear
Bay Sizes:	25'x34' and 25'x50' Speed Bay: 65'
Cranes:	Two 5-ton Bridge Cranes (60' Span & 15' Clear Under Hook)
Loading:	3 Interior Docks 1 Exterior Dock 2 Drive-in Doors



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Warehouse Facility

WAREHOUSE BUILDING OVERVIEW:

Size: 111,379 SF

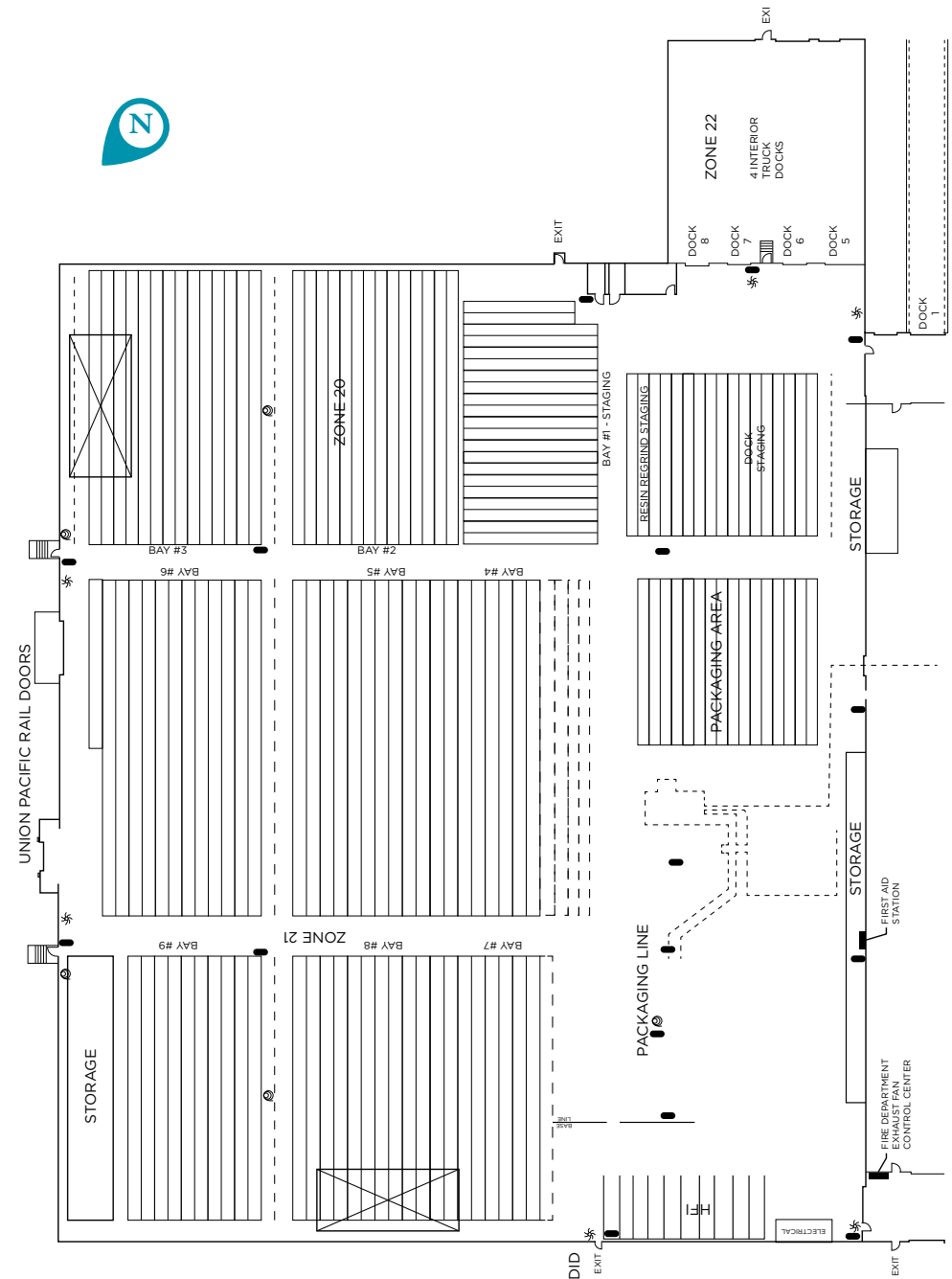
Office SF: 1,000 SF

Clear Height: 30' – 32' Clear

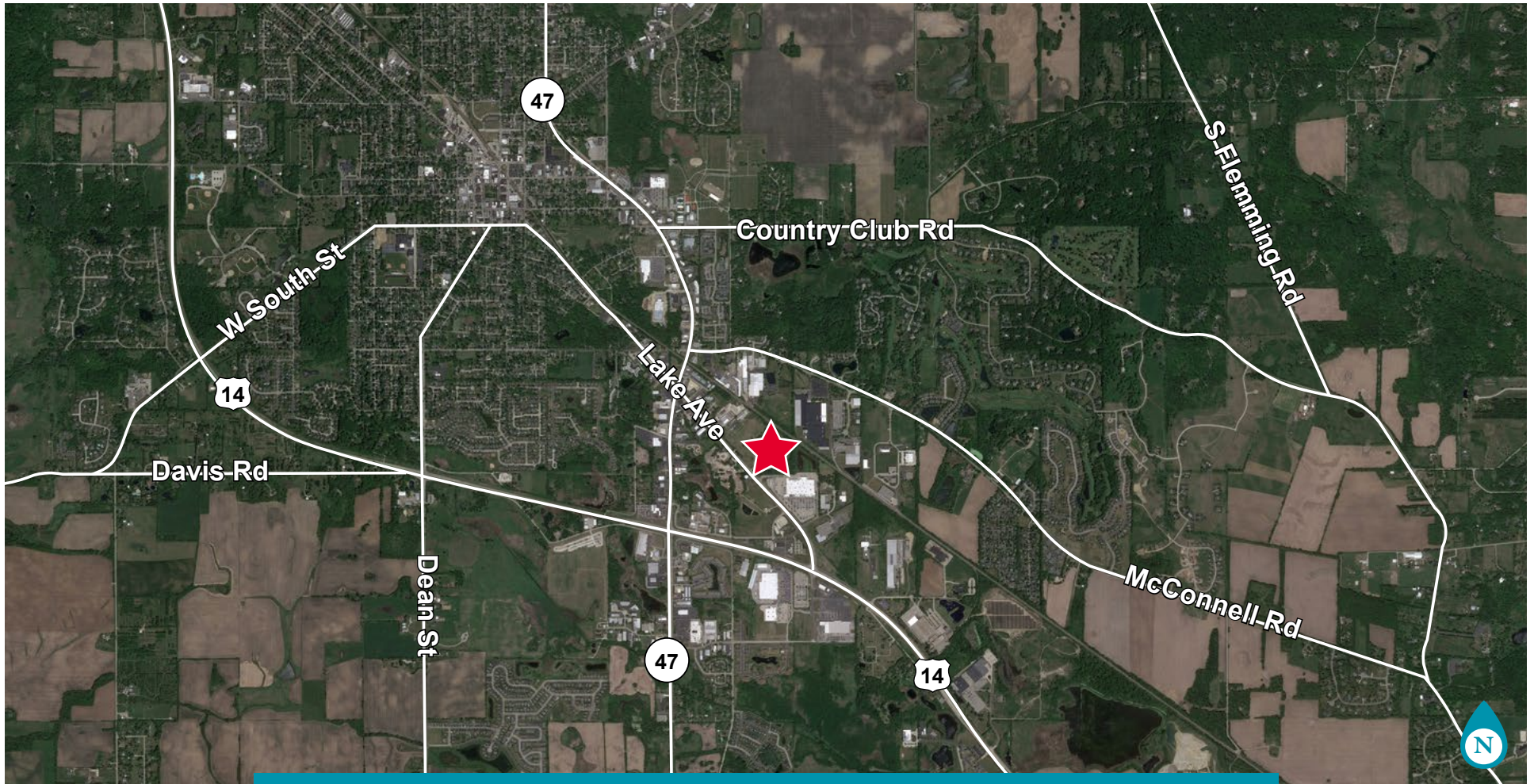
Bay Sizes: 50'x70'

Rail: Union Pacific | 2 Rail Doors
(12'x20' and 10'x10')

Loading: 4 Interior Docks
2 Drive-in Doors (10'x16')



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Aerial Map

- 0.06 MILE TO ROUTE 47
- 13.1 MILES TO I-90
- 47.3 MILES TO O'HARE AIRPORT
- 61.5 MILES TO DOWNTOWN CHICAGO

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