

# FOR SALE

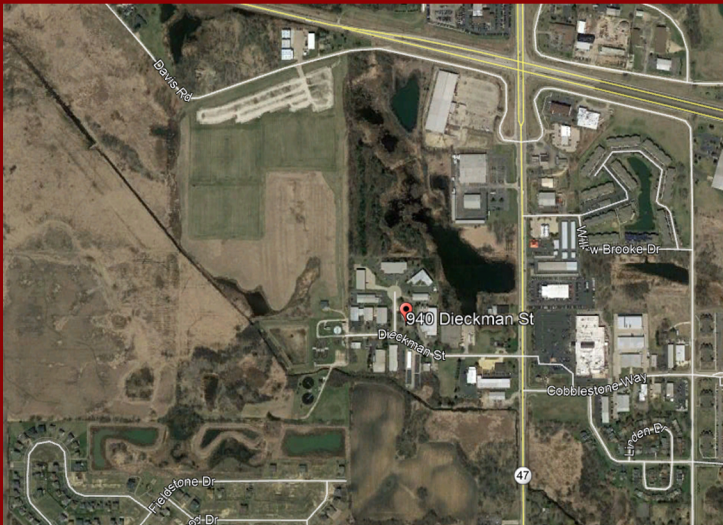


## 940 Dieckman St Woodstock, Illinois 60098

### 8,000 SF 270 x 118 Lot

**Please Contact:**  
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**Blackshire Real Estate**  
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Building has all new windows, newly epoxied floors, renovated office space. Building has AC in office, 2 overhead heaters and 2 radiant heaters in warehouse. 1 12' DID and 1 Dock Door. 480v, 240v and 120v power. 2 private bathroom in office and shop bathroom consisting of 2 stalls and 1 urinal. Air lines are run overhead as well as heavy power to tap into. Recent clean Phase I completed.



## Location Features

- Located in McHenry County
- 8,000 SF of rentable space
- 2 stories
- 500 SF of office space
- Concrete/steel siding construction

## Property Features

- Building:** Built 1989  
**Land:** 270x118 Lot  
**Parking:** Outdoor, 13-18 spaces, 19-30 spaces  
**Extra Features:** Circuit Breakers, 120V Power, 240V Power, 480V Power, 3 Phase - Ceiling Units, Central Bldg Heat, Electric, Gas, Radiant, Ceiling Fans, Fire Extinguisher/s  
**Zoning:** Manufacturing, B-2  
**Sale Price:** \$580,000  
**Price:** \$7.25 psf NNN  
**Taxes:** \$1.25 psf. Nominal CAM.

