

- Industrial
- Commercial
- Office
- Land
- Business

## FOR SALE or LEASE

### *Commercial Buildings 44,000 SF w/5,160 SF Cold Storage Building On 5 Acres*

Currently Woodstock Harley-Davidson. Lease is up 4/30/15. 15,000 SF service department with 2 DIDs (14x16' and 10x12'). Ample parking. 29,000 SF showroom with private offices. Ideal for car dealership or large retailer. Great exposure on the corner of Eastwood Dr. (Rt. 47) and Rt. 14. Building in excellent condition. \$20,000 bonus at closing to broker for accepted contract before 6/1/15. Seller is a licensed real estate broker.

#### PROPERTY SPECIFICATIONS

Description:	Free standing steel commercial building
Building Size:	44,000 SF w/5,160 SF cold storage building
Land Size:	5 acres
Year Built:	1991
HVAC System:	GFA/Central air
Electric:	600 amp 3-phase
Sprinklered:	Yes
Washrooms:	3 (2 public)
Floors:	Epoxy/concrete
Ceiling Height:	18-23' (peak)
Possession:	Negotiable
Parking:	160± customer/50± employee
Sewer: City	Water: City
Zoning:	B-5
Real Estate Taxes:	\$18,823.10 (2013) (\$2.61 psf)
CAM:	TBD
Lease Price:	\$5.45 psf NNN (\$22,327/mo)
Sale Price:	\$2,800,000 (\$56.96 psf)

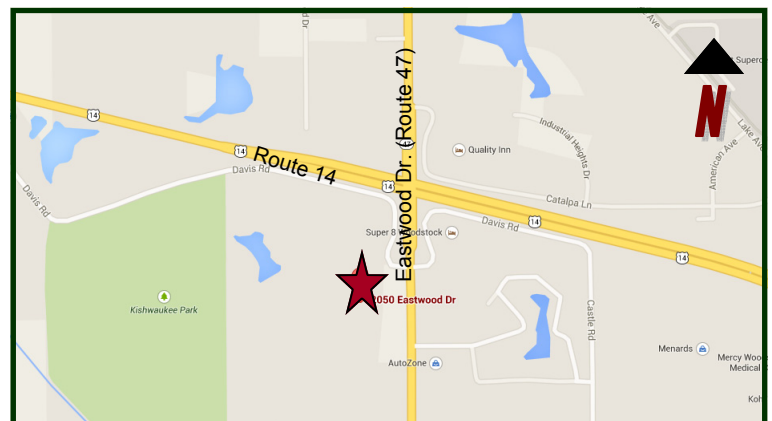


Loopnet: S:19165523  
L:19165509

MLS: 08867688

Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$69,130	\$70,816	\$76,333
Population	5,668	25,632	36,260

**TRAFFIC COUNTS:**  
14,400 vpd (Route 47) 12,700 vpd (Route 14)



**Directions:** Rt. 14 to Rt. 47. South on 47 to 2nd entrance on right.

**PIN:** 13-17-276-004

March 23, 2015

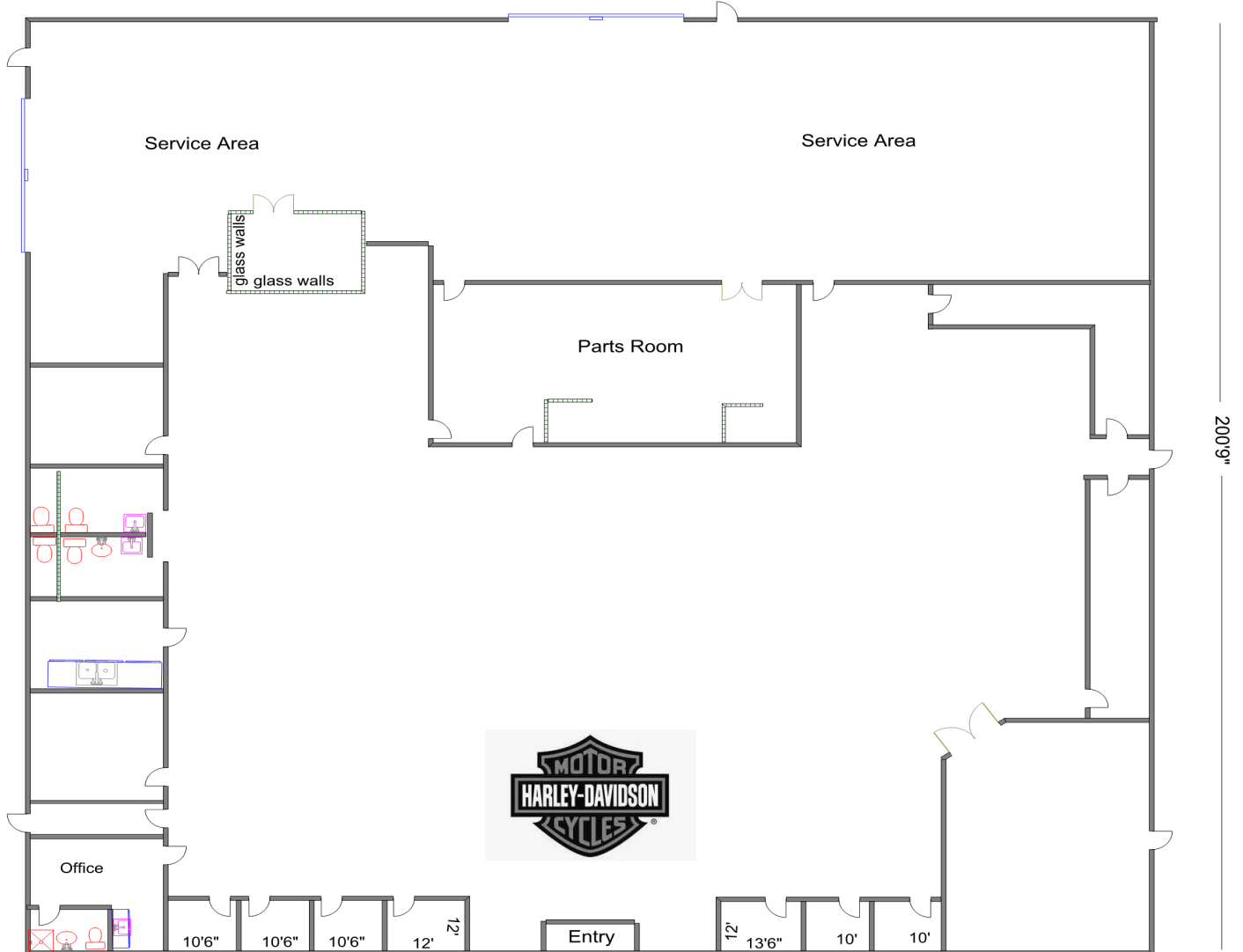
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## RETAIL DEVELOPMENT OPPORTUNITIES — WOODSTOCK, IL



**PARCEL A - Existing Conditions**