

# 1191 Lake Ave

WOODSTOCK, IL

187,850 SF AVAILABLE FOR SALE

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



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



Years Built: 1987/1990




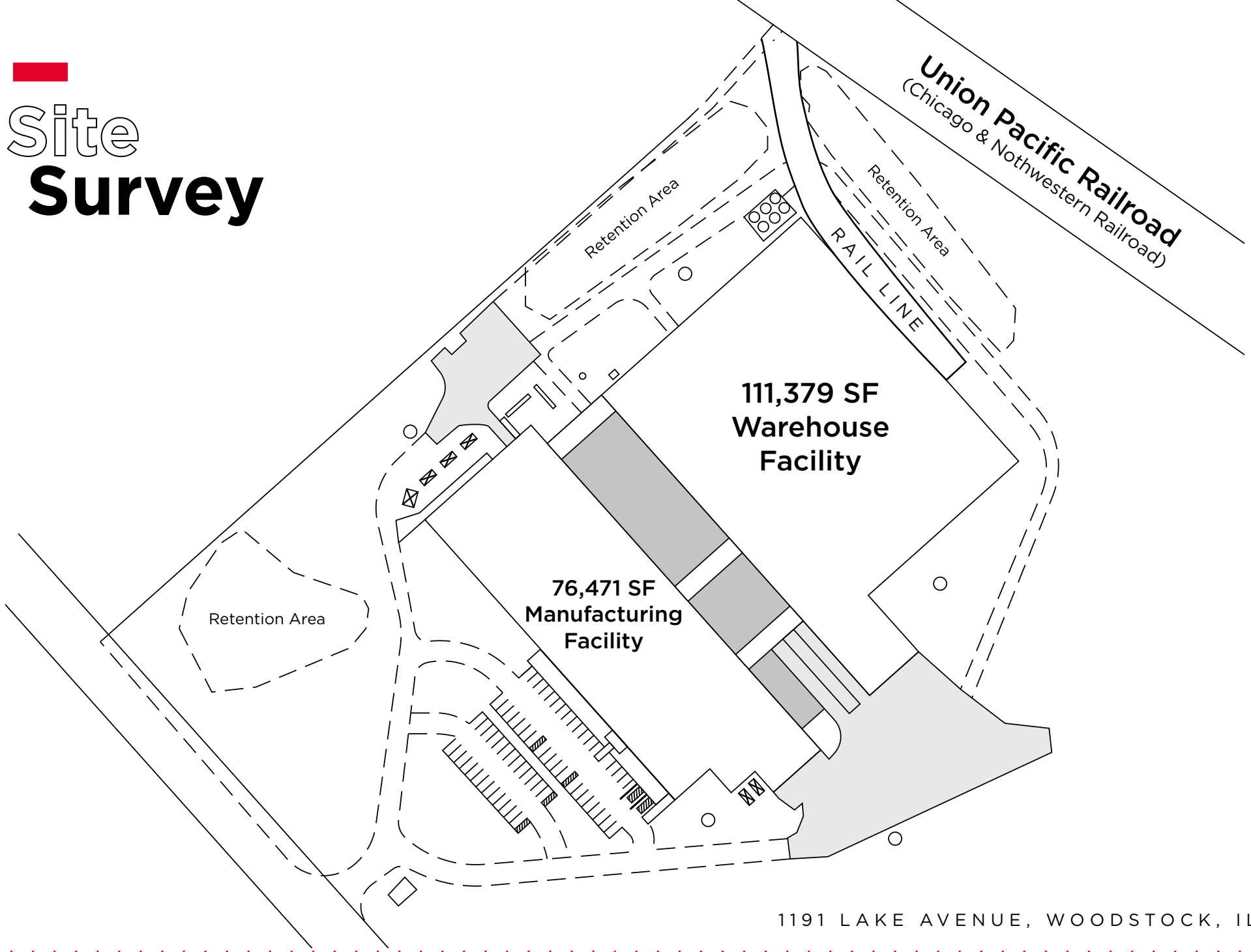
Sale Price: Subject to Offer

### Strengths:

- Former Plastics Injection Molding Facility with Heavy Infrastructure
- 32' Clear Warehouse Facility with 50'x 70' 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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# Warehouse Facility

## WAREHOUSE BUILDING OVERVIEW:

Size: 111,379 SF

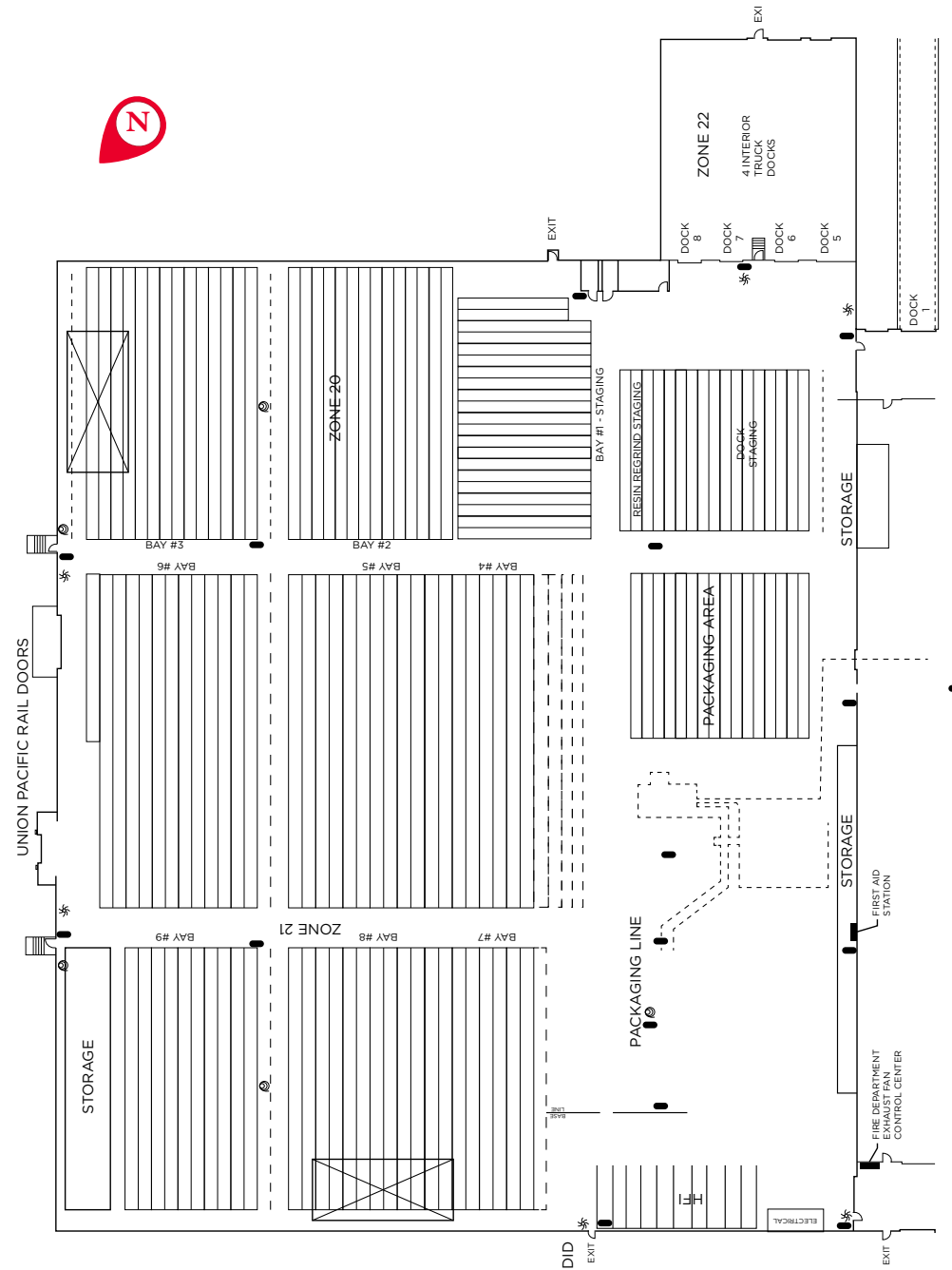
Office SF: 1,000 SF

Clear Height: 30' - 32' Clear

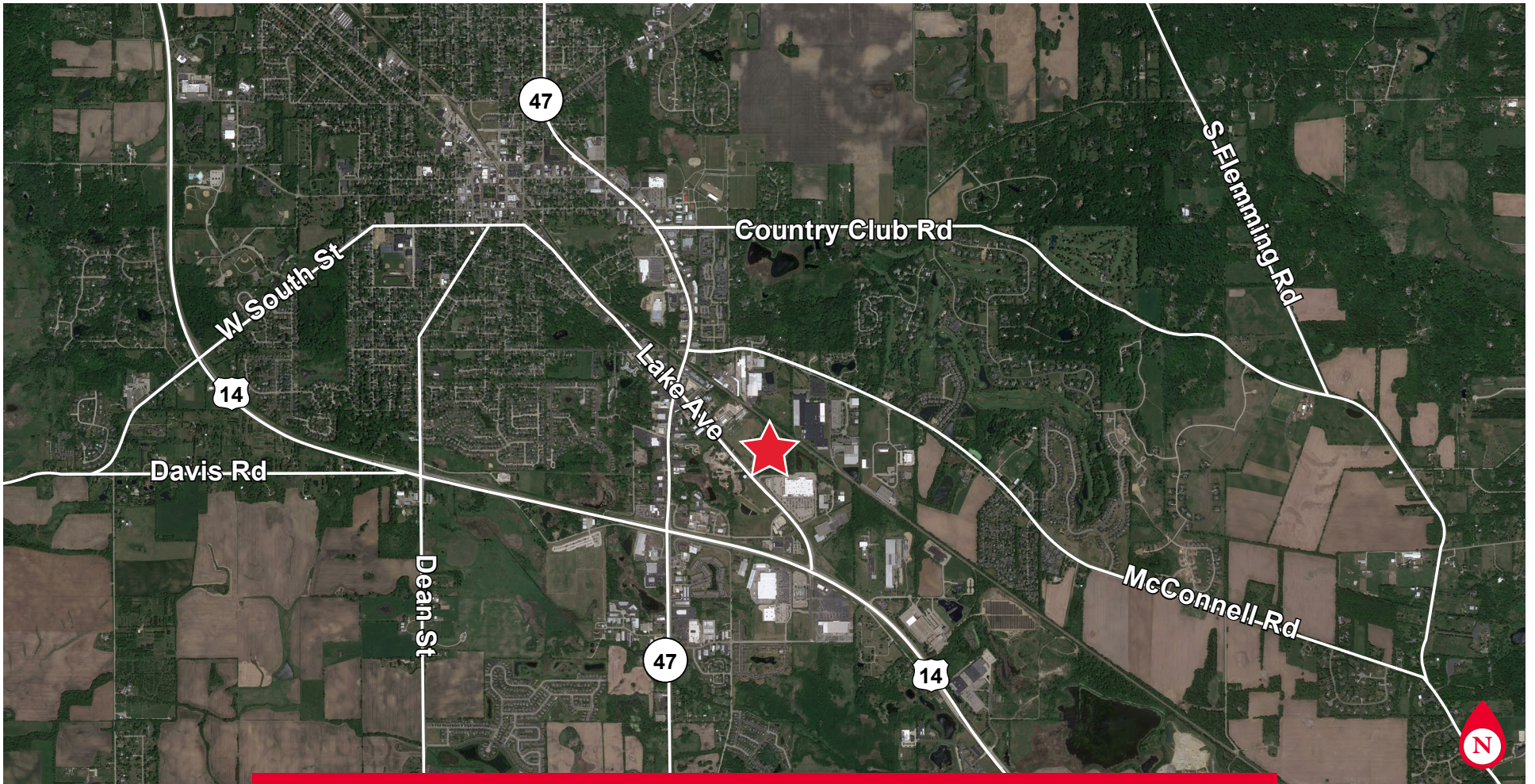
Bay Sizes: 50' x 70'

Rail: Union Pacific | 2 Rail Doors (12' x 20' and 10' x 10')

Loading: 4 Interior Docks  
2 Drive-in Doors (10' x 16')



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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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