

TWO BUILDING PORTFOLIO

905 & 925 Dieckman Street, Woodstock IL

Available: 3,456 SF & 14,656 SF



OCCUPANCY EARLY 2025



TWO INDUSTRIAL BUILDINGS FOR SALE WITH POSSIBLE OUTSIDE STORAGE

905 Dieckman St. Woodstock, IL 60098

AVAILABLE SIZE: 3,456 SF

LAND AREA: 43,560 SF (1 Acre)

925 Dieckman St. Woodstock, IL 60098

AVAILABLE SIZE: 14,646 SF

LAND AREA: 43,560 SF (1 Acre)

PORTFOLIO ASKING PRICE: \$1,400,000

- Two-Building Portfolio in Woodstock IL
- Great Location with Manufacturing Zoning
- Both Buildings can be User or Investment Buildings
- Contiguous Land Parcels
- 15 Minutes to I-90
- Low McHenry County Taxes
- Building and Parking Expansion Potential
- Mezzanine for Extra Storage
- Priced Well Below Replacement Cost
- Potential for Sale Individually

SCAN FOR LISTING



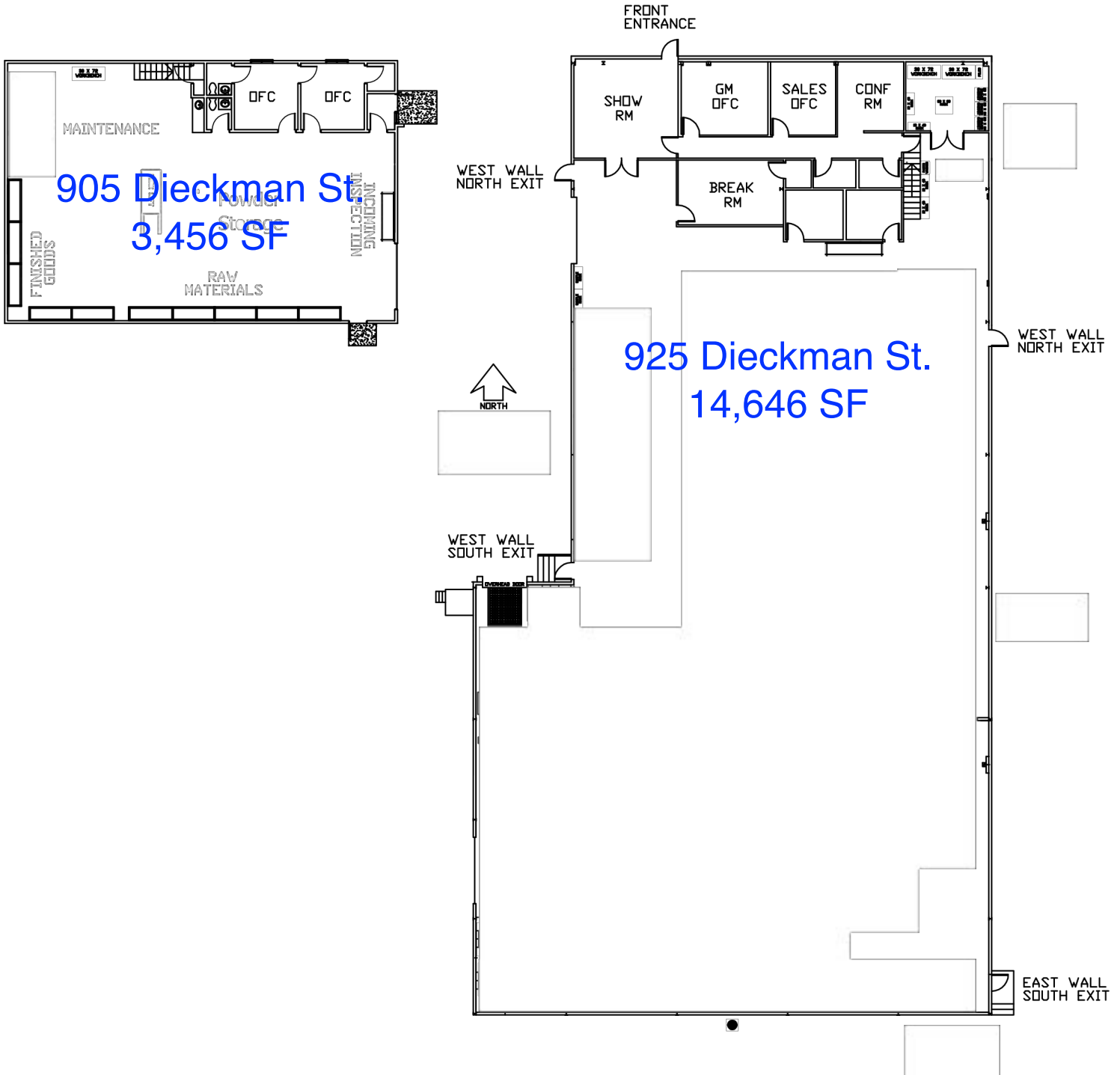
ENTRE
Commercial Realty LLC

Kevin Kaplan, CCIM
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BestMetal Plant Layout

Approx. 18,000 Sq. Ft. on a 2 Acre Parcel



PROPERTY DESCRIPTION

PROPERTY SPECIFICATIONS – 905 Dieckman St. Woodstock, IL 60098

AVAILABLE SIZE: 3,456 SF

LAND AREA: 43,560 SF (1 Acre)

OFFICE SIZE: Approx. 700 SF

CONSTRUCTION: Pre-engineered steel

PARKING: 6 Spaces

YEAR BUILT: 1985

CEILING HEIGHT: 12'-14'

POWER: 200 Amps

LOADING: 1 Overhead Door 12'x12'

HEATING: Gas Forced Air and Radiant Heat

ZONING: M1

RE TAXES: \$7,398





PROPERTY DESCRIPTION

PROPERTY SPECIFICATIONS – 925 Dieckman St. Woodstock, IL 60098

AVAILABLE SIZE: 14,646 SF

LAND AREA: 43,560 SF (1 Acre)

OFFICE SIZE: Approx. 1,500 SF

CONSTRUCTION: Pre-engineered steel

PARKING: 18 Spaces

YEAR BUILT: 1985/1997

CEILING HEIGHT: 12'8"-17'

SPRINKLERED: Yes

POWER: 800 Amps/480V

LOADING: 1 Ext Truck Door, 2 Overhead Door (12'x12' and 12'x10')

HEATING: Gas Forced Air and Radiant Heat

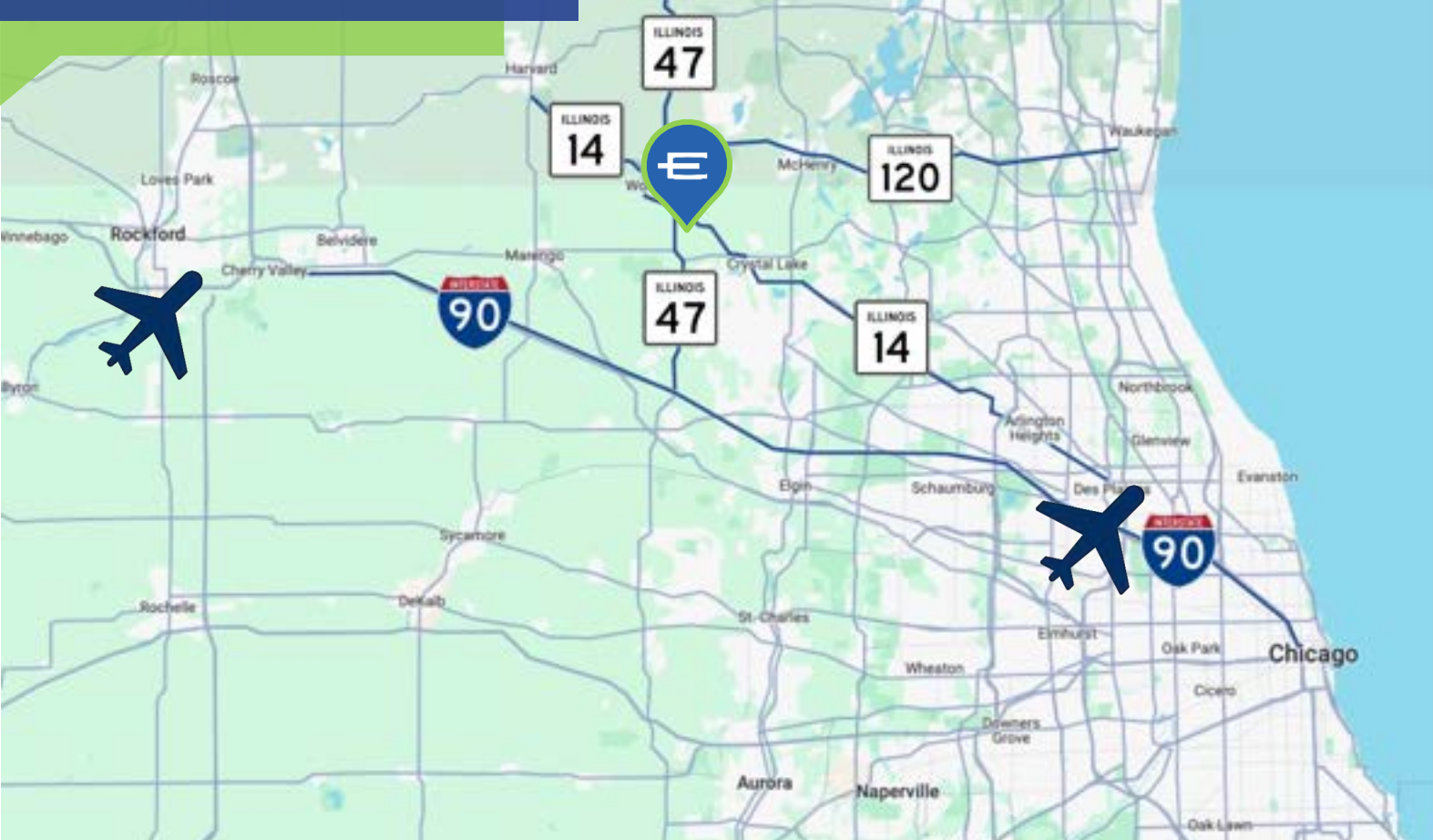
ZONING: M 1

RE TAXES: \$27,435.90





LOCATION



TWO BUILDING PORTFOLIO 905 and 925 Dieckman St., Woodstock IL



68 Miles from
Milwaukee
Airport



50 Miles from
O'Hare Intl
Airport



42 Miles from
Rockford Intl
Airport