

# FOR LEASE

\$9.00 / SF / Gross



**COLDWELL  
BANKER  
COMMERCIAL**  
DEVONSHIRE REALTY



## 509 S. Country Fair Dr., Suite D

Champaign, IL 61821

### PROPERTY INFORMATION

#### AVAILABLE SF

2,100 SF

#### TAX PIN

44-20-15-201-010

#### PARKING

9 Spaces

#### ZONING

CI Commercial Industrial

### PROPERTY DESCRIPTION

The space is flex office/warehouse space and consists of a large open room, one office, open work area in the back with a drop ceiling, and one overhead door with 285 square feet of storage space. The open room and office are both heated and cooled. The open work area/storage in the back of the space is heated only. Tenant pays for snow removal.

### AREA DESCRIPTION

This property is located in West Champaign on Country Fair Drive near the intersection of Springfield Avenue. Country Fair Drive has retailers and other office/warehouse buildings neighboring this space. The location is near Parkland College and Interstates 57 and 72. Neighboring businesses are Busey Bank, Illini Mattress, Burger King, Taco Bell, Arby's, etc. This area of Champaign is predominantly commercial with some multi-family residential developments.



**Zach Wetherell**

217-403-3374  
zw@cbcdr.com



OFFICE



INDUSTRIAL

**CBC Devonshire Realty**  
201 W. Springfield Ave., 11<sup>th</sup> Fl.  
Champaign, Illinois 61820  
217-352-7712

**CBCDR.COM**

© 2019 Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

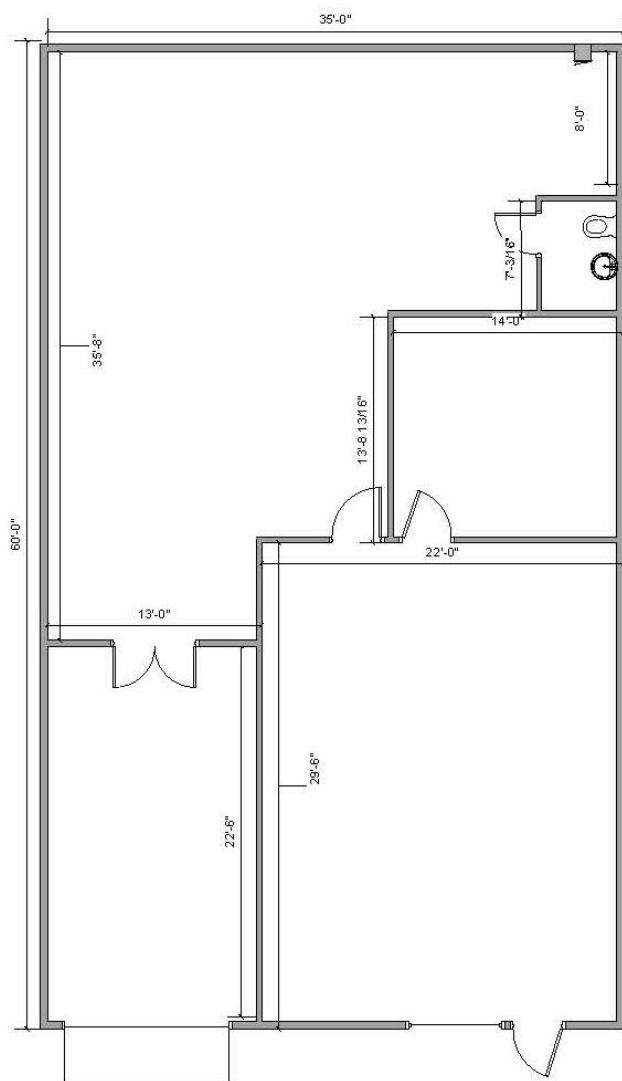
# FOR LEASE

\$9.00 / SF / Gross



**COLDWELL  
BANKER  
COMMERCIAL**  
DEVONSHIRE REALTY

## FLOOR PLAN



**Zach Wetherell**  
217-403-3374  
zw@cbcdr.com



OFFICE



INDUSTRIAL

**CBC Devonshire Realty**  
201 W. Springfield Ave., 11<sup>th</sup> Fl.  
Champaign, Illinois 61820  
217-352-7712

**CBCDR.COM**

© 2019 Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.