

OFFERING MEMORANDUM



DEVONSHIRE REALTY

**INDUSTRIAL/FLEX BUILDING
FOR SALE or LEASE**

**1508 E. COLORADO AVE
URBANA, IL 61802**

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1508 E. COLORADO AVE.



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PROPERTY OVERVIEW

Subject property is a steel free clear industrial/flex building constructed in 2000 and extensively renovated in 2020 and sits on .4477 Acres. The building consist of 9,200 SF with approx. 500 SF of office/reception space, 12' clear heights, 12'w x 10' high drive in door, two restrooms with showers, and 400 AMP 3-Phase Power. In 2020 the building was remodeled to the tune of \$50,000 including; security cameras inside and out with 2 TB hard drive and wireless access, expanded overhead door, 2 new 250K BTU hanging heater, energy efficient reflective elastomeric roof coating (10 year warranty, structural, cosmetic, and mechanical updates. The B-3, General Business District allows for a wide variety of retail and light industrial uses.

The property is located on Colorado Ave. just east of Philo Rd. Business District. Property is surrounded by businesses, high density multi-family, and single family residences. The Philo Rd business district is southeast Urbana and is comprised of businesses such as: Walgreens, CVS, Planet Fitness, U-Haul, McDonalds, Burger King, Meijer, Sprint, and many more.

OVERVIEW

Sale Price		\$450,000
Lease Price		\$5.50/ SF NNN
Building Size		9,200 SF
Lot Size		.4477 Ac
Tax Pins	93-21-21-201-005	
Zoning	B-3, General Business District	
Year Built/Renovated	2000/2020	
RE Tax	\$4,152.06-2020	



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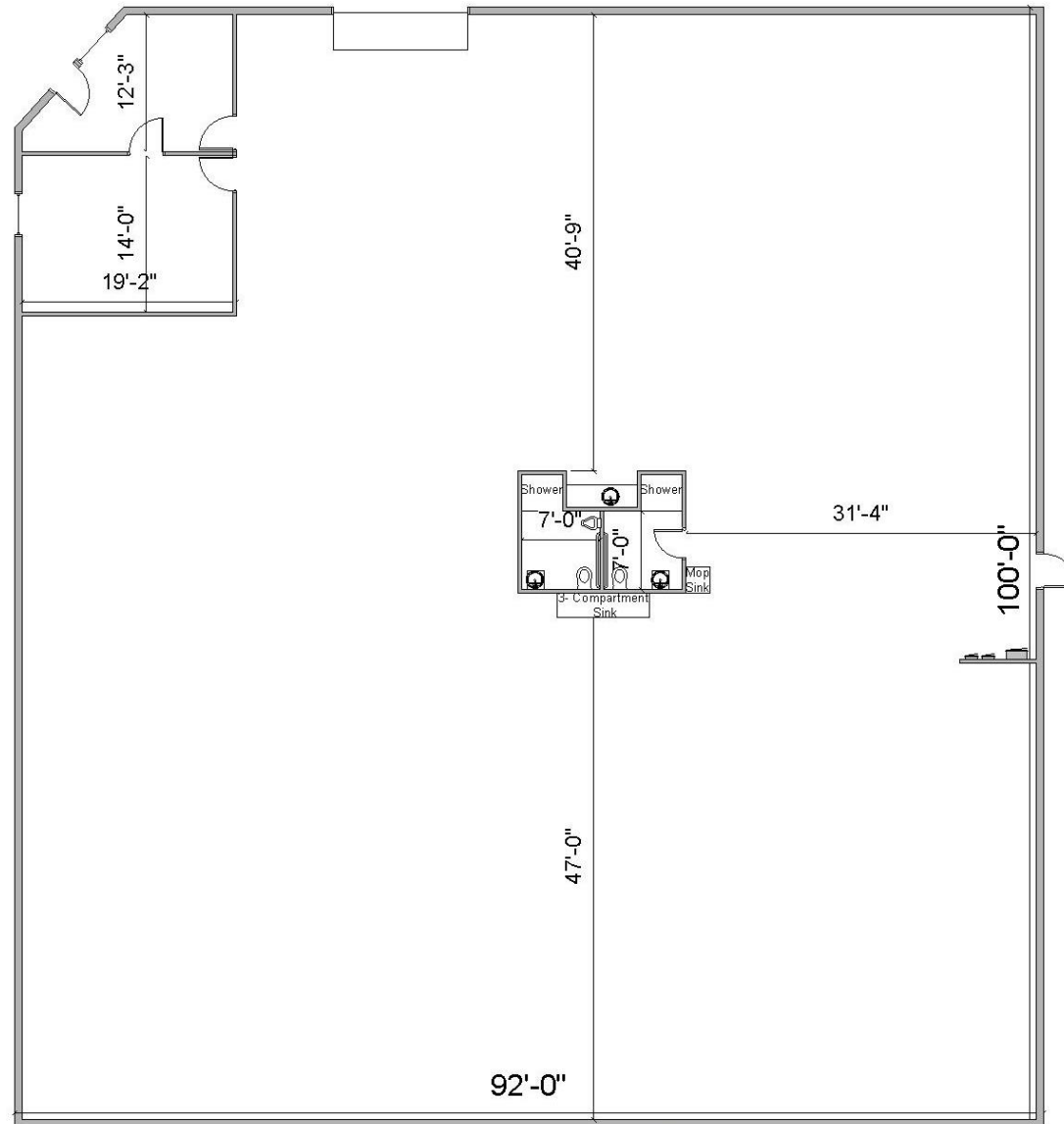
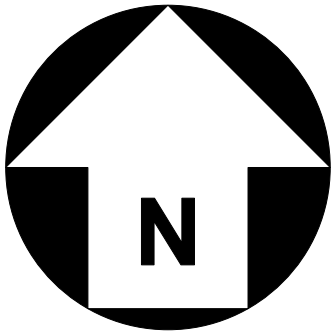
BUILDING SPECIFICS



Building Size	9,200 SF
Office Space	Approx. 500 SF
Drive-in-Doors	1 – 12'w x 10' t
Dock High Doors	None
Clear Ceiling Height	12'
Column Spacing	Free Span Building
HVAC	Full in Office (Ptac) None in Warehouse
Sprinkled	None
Power	400 AMP 240 VAC Three-Phase
Heating	Gas Fired
Lighting	T-5
Parking	16

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FLOOR PLAN



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AERIAL MAP



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CONTACT INFORMATION



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