

# OFFICE / WAREHOUSE FOR SALE



DEVONSHIRE REALTY

## OFFICE / INDUSTRIAL BUILDING FOR SALE

1417 W. Kenyon Rd.  
Urbana, IL 61801

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## PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for Sale this Office/Warehouse Property located in Urbana IL. The building was originally constructed in 1967 and renovated in 1992 and 2002 as a beer distribution facility. Since 2008, the building has been used by a local towing company and consists of 45,368 SF on 6.10 fully fenced Acres. The building has 6,447 SF of office space comprising of a secure entrance with reception, two restroom banks, locker room, five private offices, conference room, large training room with wet bar (could be leased separately), and several open areas. Given the nature of the business, a 1,200 sf two bedroom, one bath apartment has been constructed on the second floor mezzanine area. The warehouse (38,921 SF) is demised into three areas: Main warehouse which is on the east side of the building has 2 drive through overhead doors (16' x 14') with a trench drain running down the middle and shop restrooms; Secondary warehouse which is apart of the original building has two overhead doors (14' x 12'); Addition warehouse space which has one overhead door (14' x 12') and two separated submerged dock doors. The entire building features 16' – 20' clear heights, forced air HVAC in the office, Radiant heat in the warehouse portions with updated LED lighting, and 800 Amp 208V 3-Phase electrical service. The entire property is fenced with \$480K spent in recent years for drainage tile, fill dirt, compacted fillings on the excess 2.5 acre yard. This property is located in the County and subject to Champaign County rules and taxation. The property is currently leased though 6/30/2022, however the tenant plans to leave at the end of the current lease.

Subject property is located on Kenyon Rd (frontage road for I-74) in northern Urbana, however not annexed into the city (subject to county regulations). The property is located 0.8 miles from Interstate 74 via Kenyon Rd. & Lincoln Ave, under 5 mile to Interstate 57, and 7 mile to Interstate 74. The surrounding area is home to several industrial users including Caterpillar, Ryder Logistics, and Illinois American Water.

## OVERVIEW

Sale Price	\$2,750,000
Building Size	45,368 SF Available 7/1/2022
Lot Size	6.10 Ac
Zoning	I-1, Light Industrial Champaign County Zoning
Year Built/Renovated	1967/1992/2002
RE Tax:	\$59,950.04 - 2021



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## BUILDING SPECIFICS

Building Size	45,368 SF
Available Space	45,368 SF
Office Space	6,447 SF
Warehouse Space	38,921 SF
Drive-in-Doors	2 – 16't x 14'w 3 – 14't x 12'w
Dock High Doors	2
Clear Ceiling Height	16' – 20'
Column Spacing	None – Except Addition in 2002
HVAC	Full in Office Heat in Warehouse
Sprinkled	None
Power	800 AMP 208 V 3-Phase
Rail	No
Fenced	Yes
Heating	Gas fired - Office Radiant Tube - Warehouse
Parking	Plenty
Interstate Access	Within 1 miles



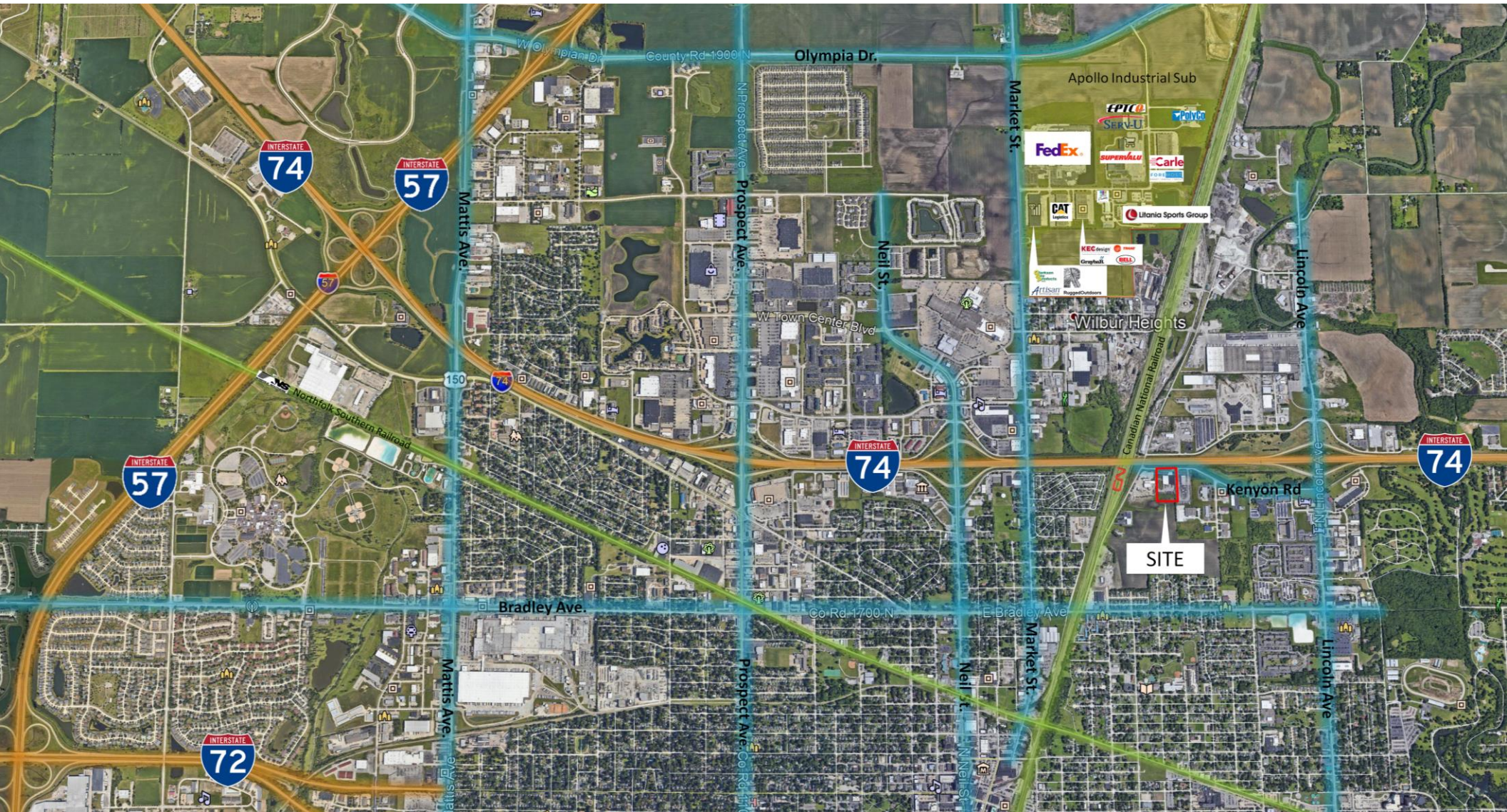


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## AERIAL MAP



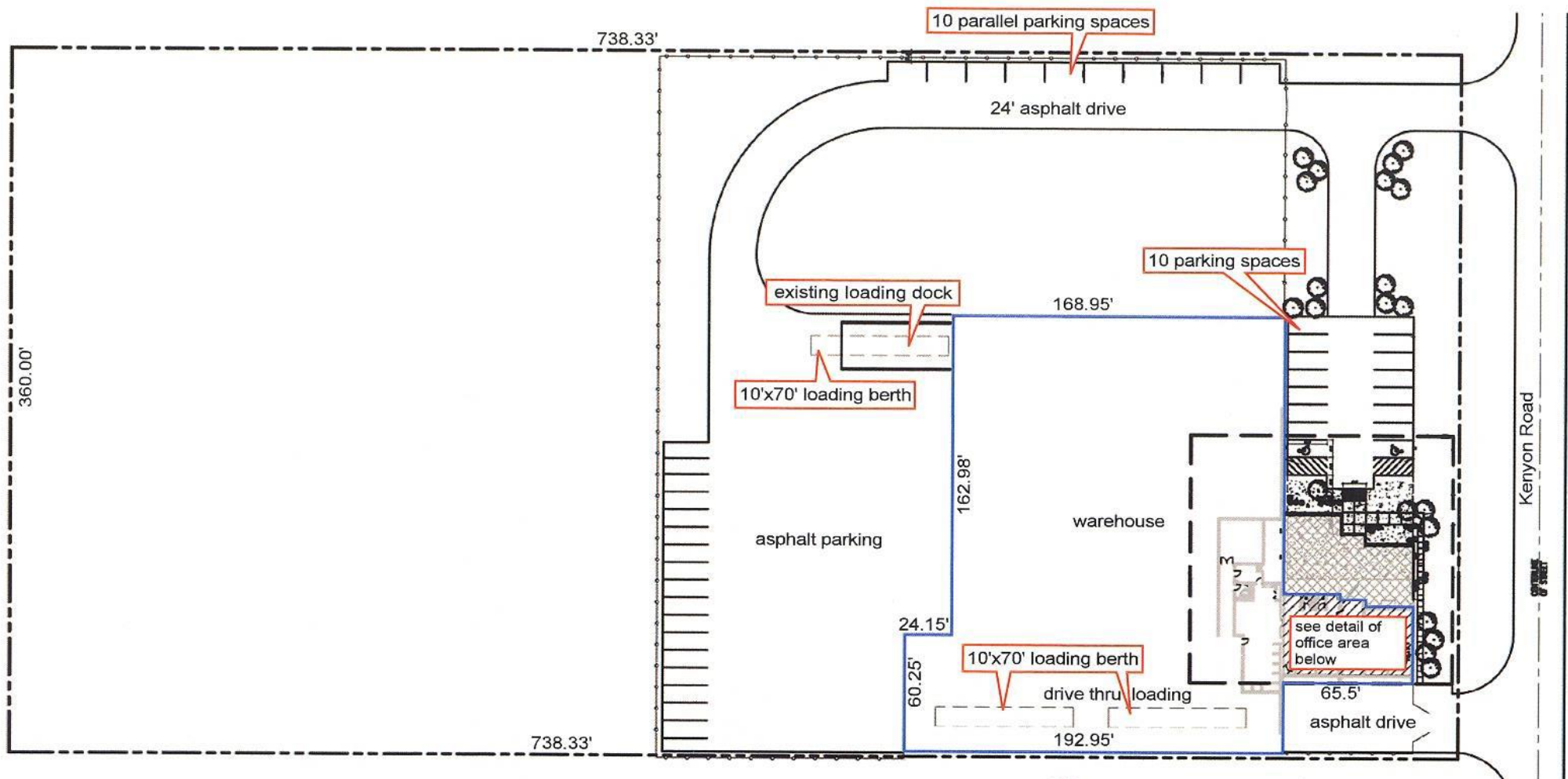


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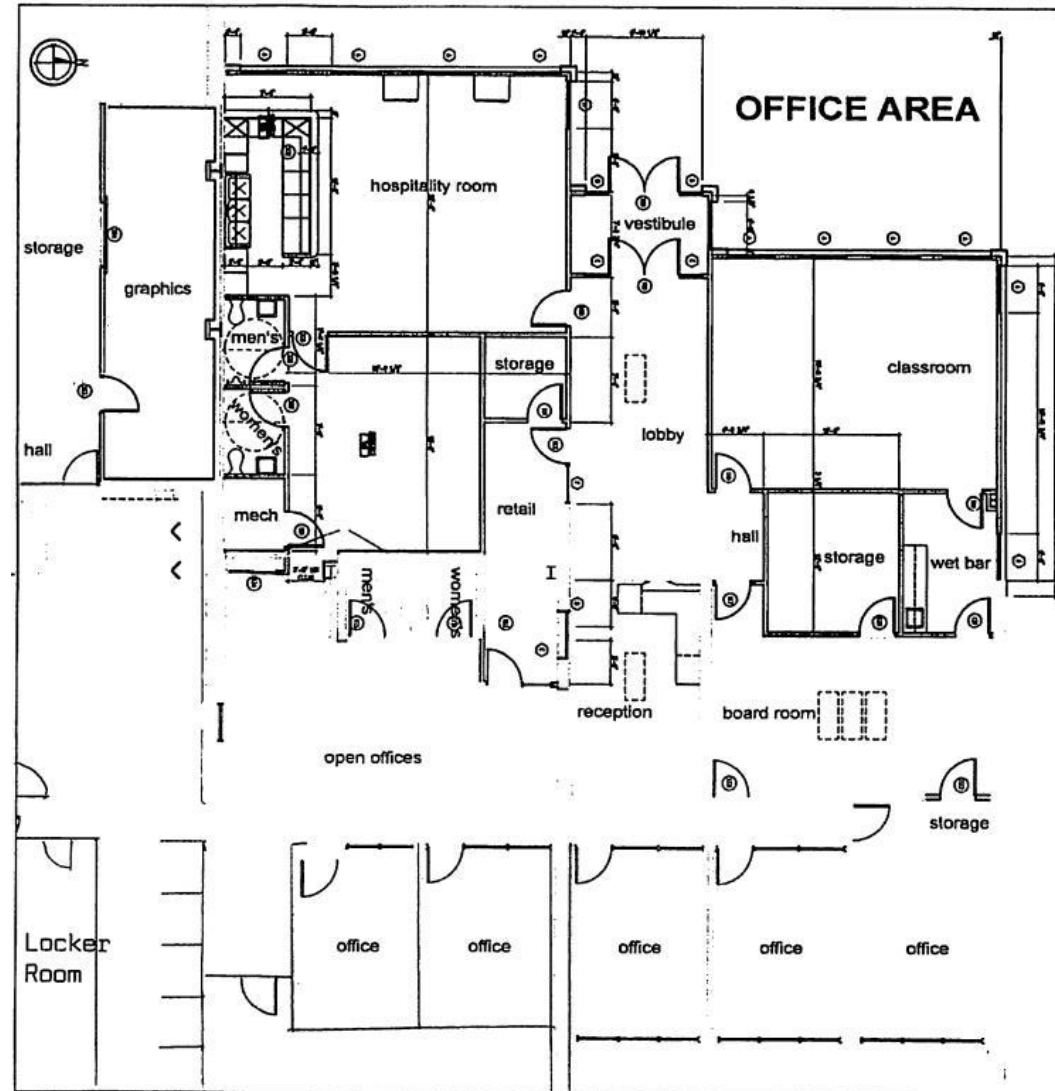
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## SITE PLAN



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## FLOOR PLAN- Office Area



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## CONTACT INFORMATION



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