



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

604 N. Country Fair Drive

\$8.00 - \$9.00 SF / NNN

FOR LEASE



604 N. Country Fair Dr., Ste A,B & C

Champaign, IL 61821

2,485 - 12,000 SF

RETAIL

WAREHOUSE

LEASE PRICE

\$8.00 - \$9.00 SF

BUILDING SIZE

12,000 SF

TAX PIN

41-20-10-277-013

BUILDING CLASS

B

LEASE TYPE

NNN

AVAILABLE SPACE

2,485 - 12,000 SF

ZONING

CI

TENANCY

Multiple

PROPERTY DESCRIPTION

The building is a 12,000 SF metal building with a stucco façade on the front. The building was originally designed to be divided into six 2,000 SF bays. The building is currently set up for one large 12,000 SF user with approximately 5,375 SF of office/showroom space and 6,626 SF of warehouse space. The warehouse space has a ceiling clear height of 14' and has three 10'x12' overhead doors. The building can easily be subdivided into three bays. The south bay is 2,485 SF, middle bay is 3,515 SF, and north bay is 6,000 SF. The warehouse section is insulated and heated by forced air, but not cooled. The fenced in area on the back side of the building is approximately half an acre in size and allows for secure storage.

Property is broker owned.

AREA DESCRIPTION

The subject property is located along north Country Fair Drive in Champaign and one block north of the I-72/57 interstate access. The general area consists of office/warehouse users and retail use to the south.



ZACH WETHERELL, CCIM

217-403-3374

zach.wetherell@cbcdr.com
cbcdr.com



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201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

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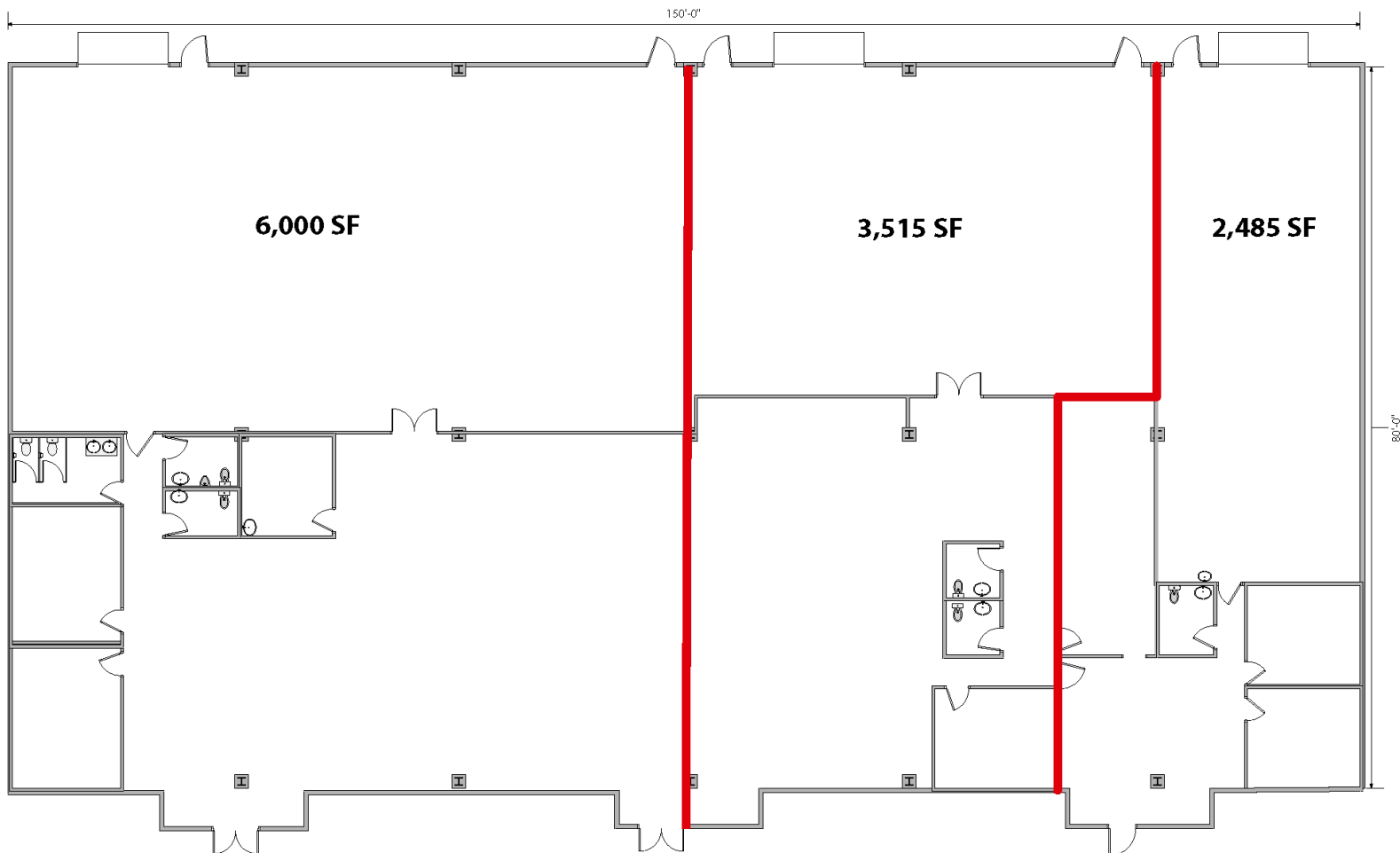
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FLOOR PLAN - Suite A, B, & C



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