



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

SHOWROOM/WAREHOUSE

\$11.00 / SF / Modified Gross

FOR LEASE



715 S. Neil Street, Suite B

Champaign, IL 61820

4,625 SF

WAREHOUSE/OFFICE

LEASE PRICE

\$11.00 / SF / Modified
Gross

BUILDING SIZE

15,208 SF

AVAILABLE SPACE

Suite B 4,625 SF

ZONING

CG -Commercial Office

PARKING

70 Spaces

TAX PIN

43-20-13-253-014, 013

PROPERTY DESCRIPTION

Subject property consists of just over 15,000 SF that is split into multiple tenants. Suite B (Available 5/1/23) is a 4,625 SF Showroom/Warehouse space with a drive in door (14't x10'w) on the west side of the building (accessible off Randolph St.) The space features a nice 1850 SF office/showroom space and an almost 2,775 SF warehouse that has 15' ceilings.

AREA DESCRIPTION

Perfect location on South Neil Street for your business. 715 S Neil is minutes away from Downtown Champaign, the Central Business District, and the University of Illinois. This site is close to favorite eateries and businesses such as Papa Del's, El Toro Mexican Restaurant, Fresh International Market, Anytime Fitness and more. Centrally located in Champaign. Easy access to Savoy and Urbana.



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201 W Springfield Ave. 11th Floor
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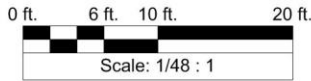
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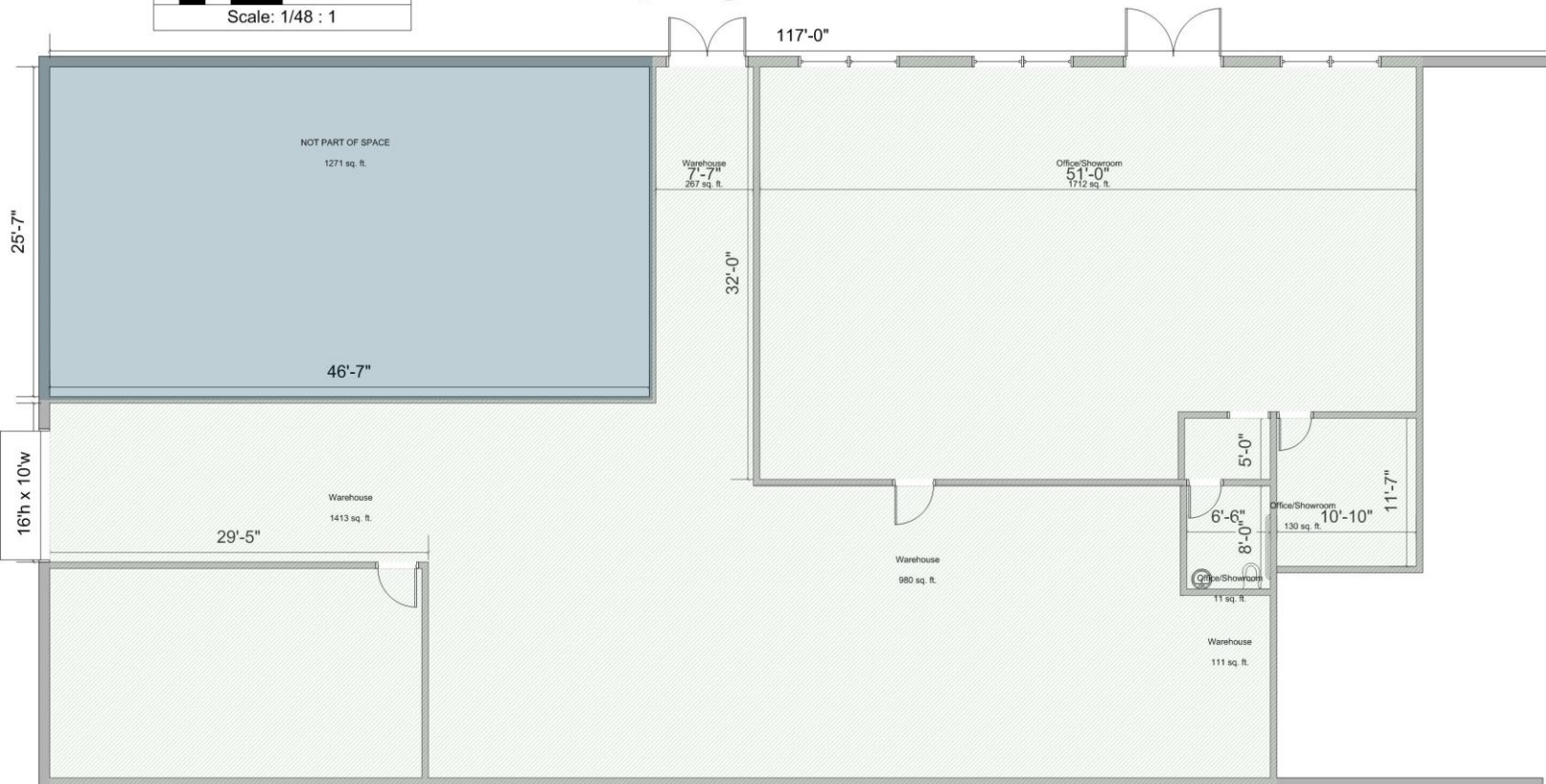
FLOOR PLAN – Suite B



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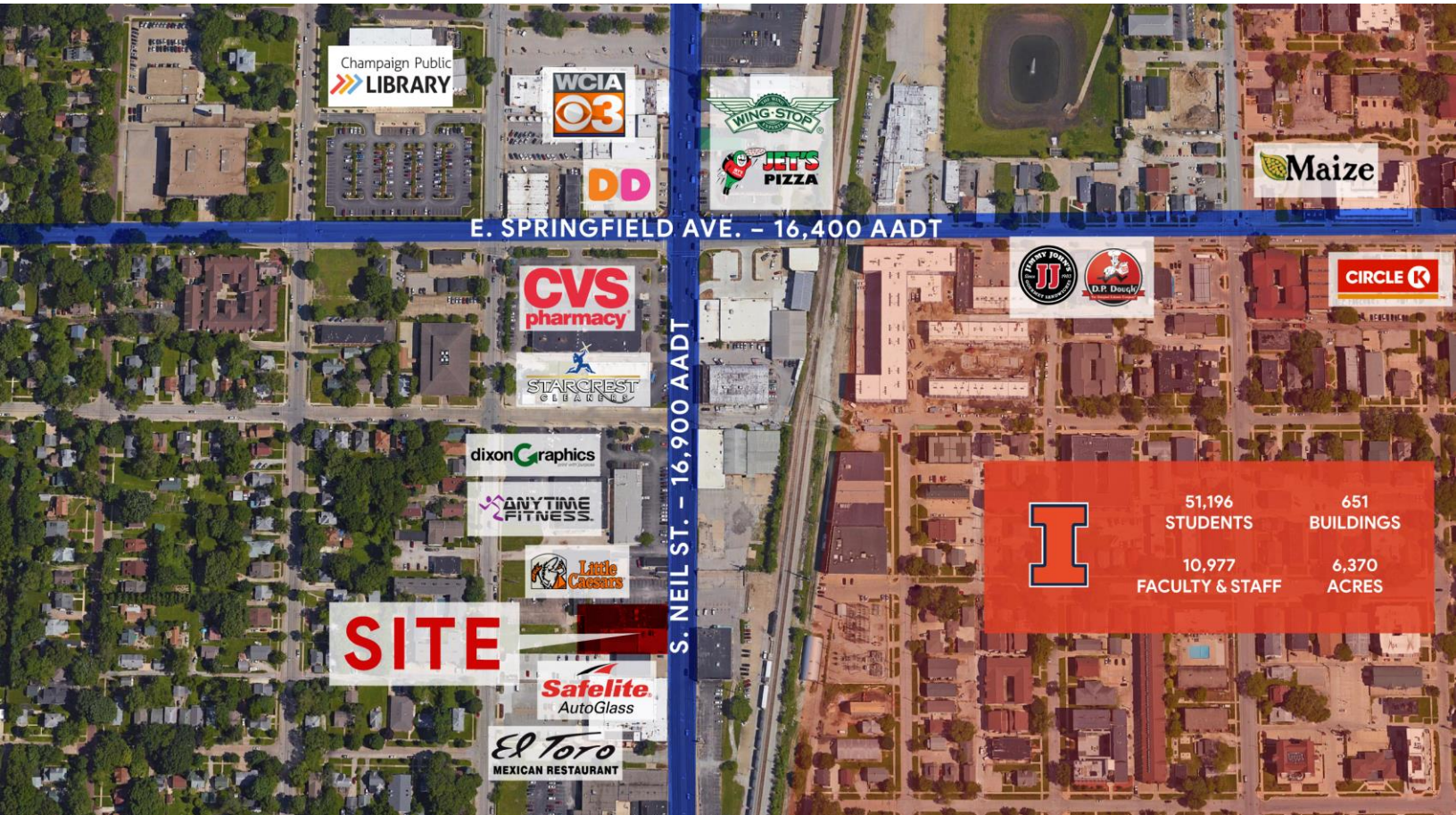
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AERIAL



I	51,196 STUDENTS	651 BUILDINGS
	10,977 FACULTY & STAFF	6,370 ACRES



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