



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## OFFICE/WAREHOUSE FOR LEASE

\$7.00/SF Gross



FOR LEASE

### 1069 County Road 900 E.

Champaign, IL 61822

3,745 SF

WAREHOUSE/INDUSTRIAL

#### LEASE PRICE

\$7.00/SF

#### LEASE TYPE

Gross

#### BUILDING CLASS

B

#### AVAILABLE SPACE

3,745 SF

#### TAX PIN

29-26-09-200-002

#### TENANCY

Multiple

### PROPERTY DESCRIPTION

The available space is located on the north side of the building (Rector Solar located on the south end). The office space is 1,225 square feet consists of four offices and open work space. The space has shared restrooms, kitchenette and a conference room. There is also a shared outside patio/deck area on the east side of the building. The warehouse space is 2,520 square feet (30'x84'). It has one 15' sliding door for access to the warehouse. The warehouse is not heated or cooled. The ceiling clear height is 16'. There is opportunity for trailer storage or laydown space outside on the west side of the building. Utilities (gas/electric/water) are prorated and billed back to the tenant each month.

### AREA DESCRIPTION

Subject property is located a mile and a half south of Champaign along County Road 900 East. It was the former Prairieview Landscaping building. The property has easy access to Interstate 57 via the Monticello Road to the south.



**ZACH WETHERELL, CCIM**

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### FLOOR PLAN



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