

FOR SALE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

**702 N Edwin St.
Champaign, IL 61821**

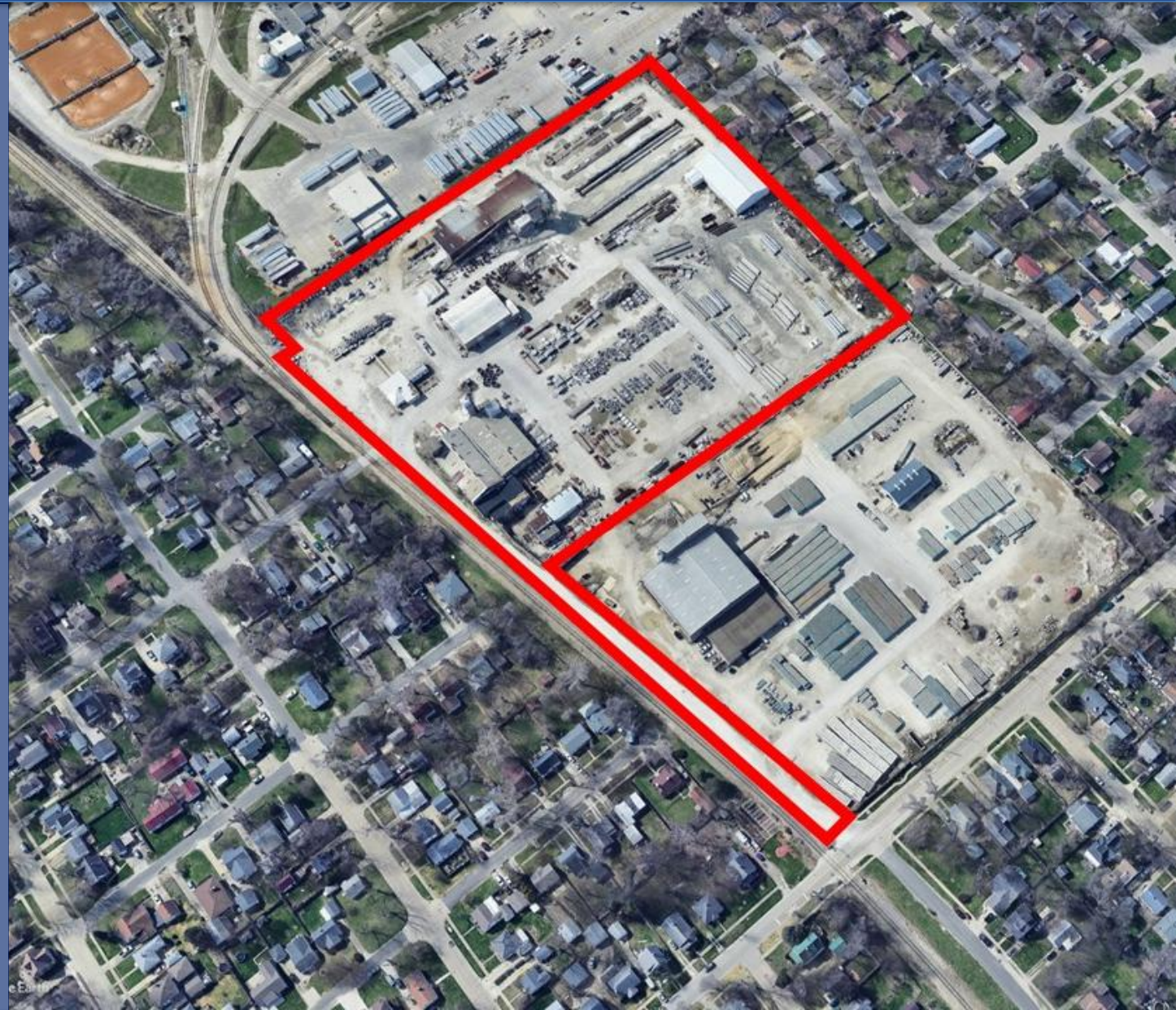
**13.2 AC Heavy Industrial
Zoned Property within the
City Limits of Champaign**

JAY SIKORSKI

Illinois Licensed Real Estate Broker

O: 217.403.3315

jas@cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**
201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5_NAT_2/22

FOR SALE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

This Confidential Investment Summary ("CIS") is provided by Coldwell Banker Commercial Devonshire Realty ("CBCDR"), solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This CIS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR. This CIS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CIS contains descriptive materials, financial information and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS CIS, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CIS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CIS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CIS and/or any other Information concerning the Property; (5) you will not provide this CIS or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

FOR SALE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

PROPERTY OVERVIEW

Located at 702 N Edwin Street in Champaign, Illinois, this industrial property is home to Illinois Concrete Company, a long-established manufacturer and distributor of high-quality concrete products. The site is strategically located within a light-industrial corridor, offering excellent access for commercial and contractor traffic throughout the region. The facility supports a range of operations including ready-mix concrete production, concrete block and retaining wall system distribution, and infrastructure material storage. With ample outdoor storage areas, loading zones, and heavy-duty utility access, the property is well-equipped for continued use as a concrete production and distribution hub or for other industrial users requiring significant yard space. Its location just north of the city's core provides both convenience and connectivity, ideal for logistics, manufacturing, or trade-related businesses. Surrounded by a mix of commercial and industrial users, the property benefits from a strong service network and proximity to major thoroughfares. Whether for an owner-user seeking a turnkey industrial site or an investor looking for a stable, long-term tenant in the construction supply sector, 702 N Edwin Street presents a rare opportunity in one of Champaign's most established industrial zones.

PROPERTY INFORMATION

ADDRESS	702 N Edwin St, Champaign, IL 61821
SALE PRICE	\$1.450,000
TAX PIN	41-20-11-251-010
LOT SIZE	13.2 AC
ZONING	I2-Heavy Industrial District



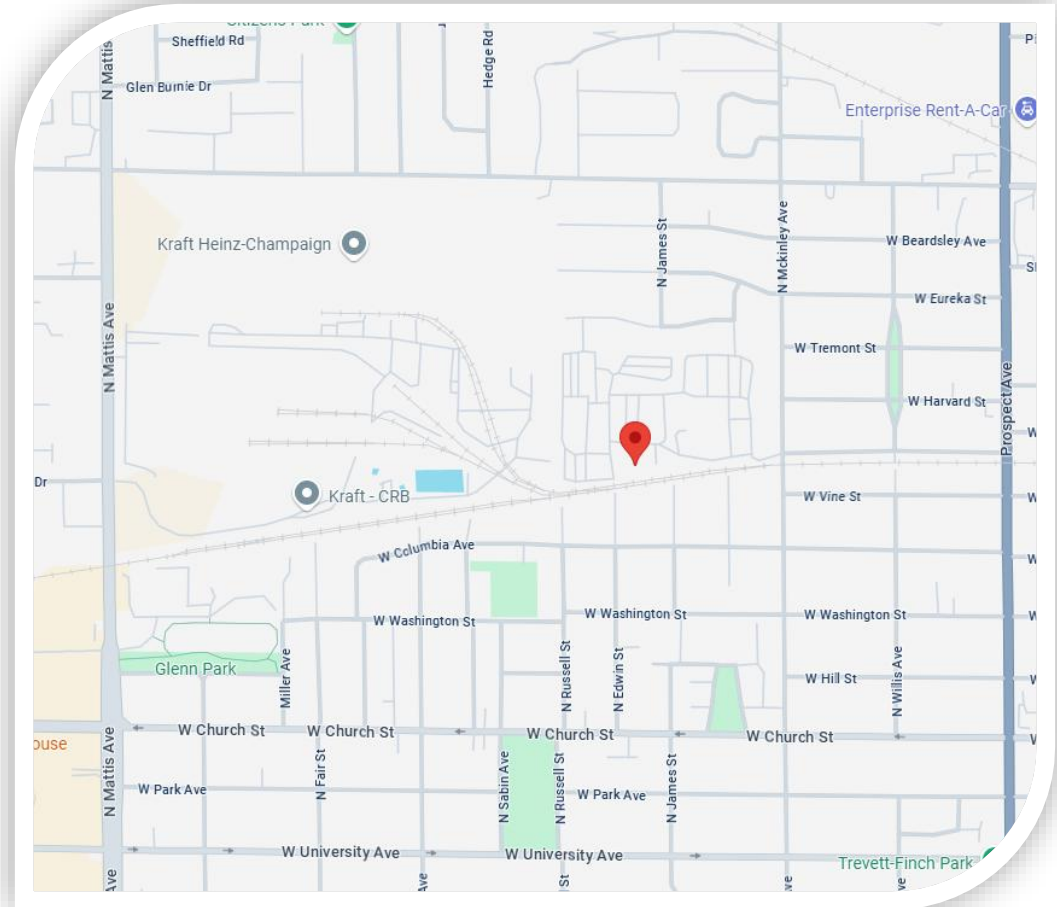
FOR SALE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

AREA OVERVIEW

Located just north of downtown Champaign, 702 N Edwin St sits in a light industrial corridor surrounded by concrete and landscape supply businesses. The area offers convenient access to major roads like University Avenue, providing excellent connectivity to the rest of the city. While primarily industrial, the site is adjacent to established residential neighborhoods with parks, schools, and local amenities nearby, blending utility with accessibility in a well-connected part of Champaign.



COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY

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

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5_NAT_2/22

FOR SALE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



University Ave



Prospect Ave

SITE



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

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

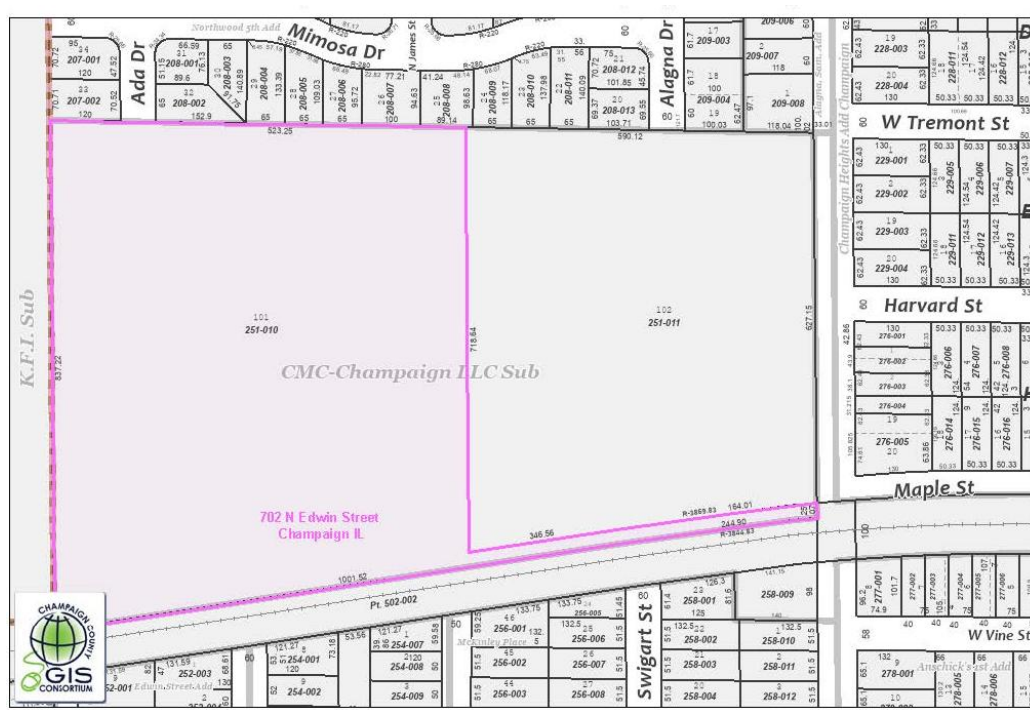
© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5_NAT_2/22

FOR SALE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

ZONING OVERVIEW



I2- Heavy Industrial District:

The primary intent of the I2 Heavy Industrial District is to accommodate heavy industrial operations that generate significant off-site impacts, require extensive space for raw material or equipment storage, or involve the handling of large quantities of hazardous materials. This district represents the highest intensity of industrial activity permitted. It is not suitable for placement near residential neighborhoods, office developments, or retail areas. A clear transition zone should separate the I2 District from residential areas, and distance from low-intensity business districts is recommended. While local streets can provide access to the I2 District, connectivity to a major arterial or designated truck route is essential. Routing industrial traffic through residential neighborhoods should be avoided.

FOR SALE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY
201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5_NAT_2/22

FOR SALE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

POPULATION

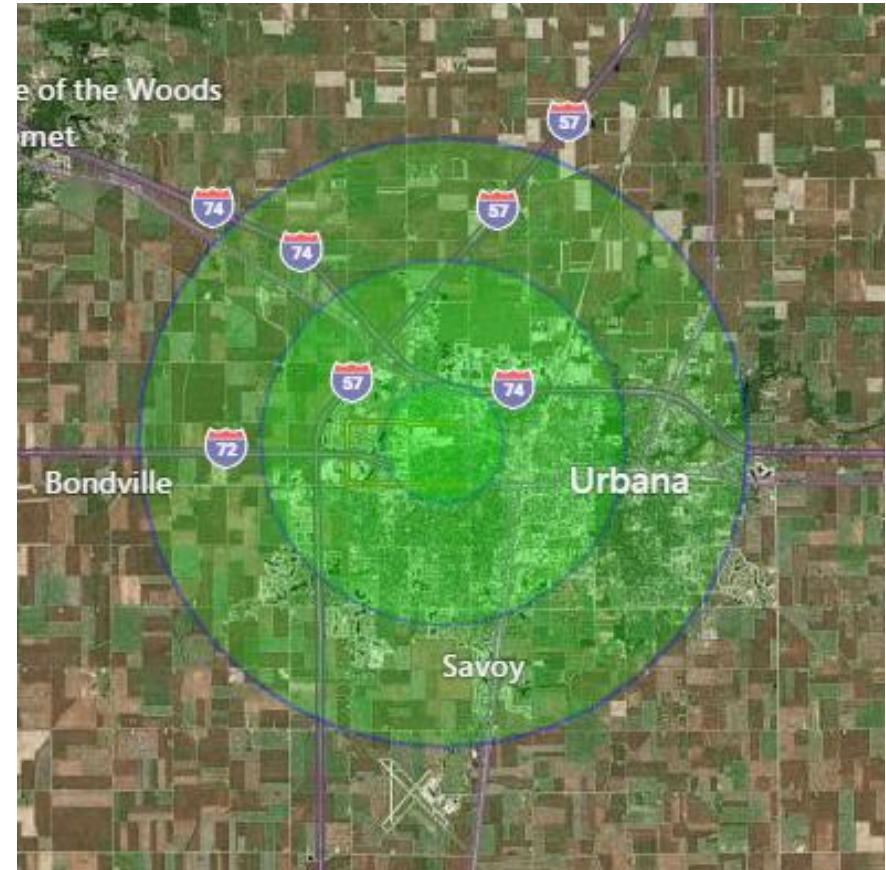
	1-MILES	3-MILES	5-MILES
2010 Population (Census)	13,497	95,158	137,796
2020 Population	13,068	97,780	142,332
2029 Population (Projected)	12,090	98,781	145,135

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2020 Households	6,269	39,530	59,320
2029 Households (Projected)	5,884	40,166	60,680

INCOME

	1-MILES	3-MILES	5-MILES
2024 Per Capita Income	\$38,253	\$29,822	\$34,943
2024 Avg. HH Income	\$79,119	\$73,760	\$83,901



FOR SALE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



JAY SIKORSKI

Illinois Licensed Real Estate Broker

O: 217-403-3315

jas@cbcdr.com

CBCDR MAIN OFFICE

201 W. Springfield Ave., 11th Floor

Champaign, IL 61820

217-352-7712

CBCDR.COM



PROPERTY HIGHLIGHTS

- Excellent I2 redevelopment
- Adjacent to Kraft HUMCO
- 13.27 Acres

**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

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

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5_NAT_2/22