



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## FLEX BUILDING FOR LEASE

\$12.94 / SF / MOD. GROSS

FOR LEASE



### 47 E Kenyon Road

Champaign, IL 61820

2,597 SF

OFFICE

WAREHOUSE

#### LEASE PRICE

\$12.94 / SF / Mod.  
Gross

#### AVAILABLE SPACE

2,597 SF

#### YEAR BUILT

2000

#### TAX PIN

41-20-01-428-0256

#### ZONING

CG

### PROPERTY DESCRIPTION

47 E Kenyon Road is a +/- 2,597 SF building constructed in 2000 that benefits from great visibility and easy accessibility due to its location near the I-74 / Neil Street interchange. The building features 4 private offices, kitchen / breakroom, open work area, storage closet, and men's and women's restroom. The building has a 7'-1" H x 8'-3" W overhead door which provides additional flexibility for prospective tenants. The building offers signage opportunities on the facade and the pylon along Kenyon Road and plentiful parking in a large shared parking lot.

### AREA DESCRIPTION

Kenyon Road is an easily accessible frontage road on the south side of Interstate 74 that runs east-west between Neil Street and Market Street. The property is located directly across the interstate from Marketview Center, Market Place Mall and a host of other retailers and restaurants. Neighboring tenants include Human Kinetics, Motion Industries, Dog Den, and Inprentus.



**JOSH MARKIEWICZ**

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DEVONSHIRE REALTY**

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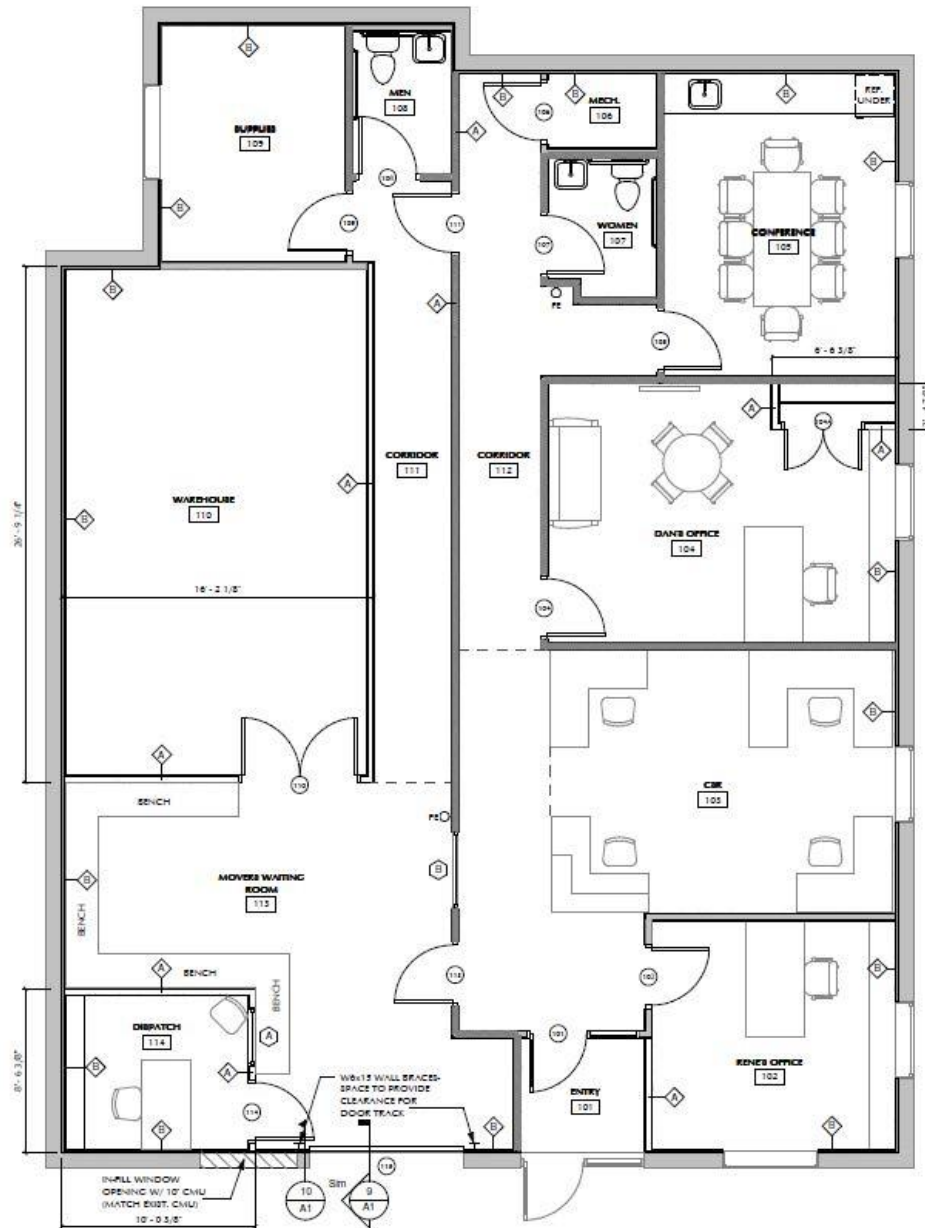
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## FLOOR PLAN



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## AERIAL



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