



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## 509 S Country Fair Ste C

\$12.00 / SF / GROSS



**FOR LEASE**

## 509 S Country Fair Dr. Ste C

Champaign, IL 61821

**2,100 SF**

**OFFICE**

**FLEX/  
INDUSTRIAL**

### LEASE PRICE

\$12.00/ SF

### LEASE TYPE

Gross

### AVAILABLE SPACE

2,100

### TAX PIN

44-20-15-201-010

### ZONING

CI- Commercial  
Industrial

### YEAR BUILT

1966

## PROPERTY DESCRIPTION

Suite C is located on the south side of the building. The suite is a total of 2,100 SF with 1,260 SF of office and 840 SF of warehouse/storage space. The office space consists of three offices, open work area, large breakroom, and one restroom with a shower. The warehouse has one 10'x10' overhead door with 12' clear height and overhead heater.

## AREA DESCRIPTION

This space is located in West Champaign off of Country Fair Drive near the intersection of Springfield Avenue. Country Fair Drive has a mix of retail, office and industrial buildings in the area. The location has great interstate access for I-57 & 72. Neighboring businesses are Busey Bank, Illini Mattress, Burger King, Taco Bell, Papa John's. This area of Champaign is predominantly commercial with some multi-family residential developments.



**ZACH WETHERELL, CCIM**

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DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor  
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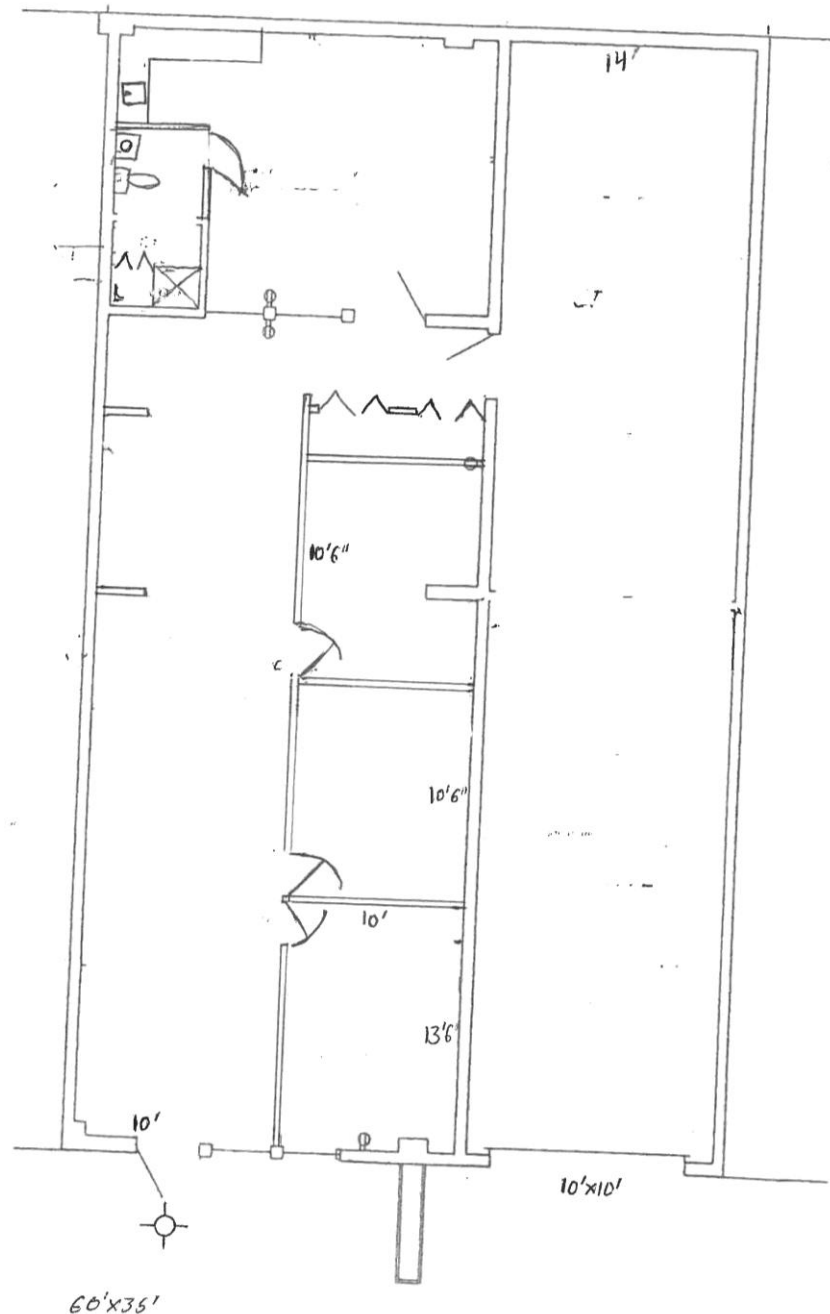
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## FLOOR PLAN



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