

OFFICE/WAREHOUSE BUILDING FOR LEASE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



2704 N Cunningham Ave.
Urbana, IL 61802

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COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712

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OFFICE/WAREHOUSE BUILDING FOR LEASE

PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer for lease this office/warehouse building in North Urbana.

2704 N. Cunningham is a 5,600± SF office/warehouse building constructed in 1989 that was originally utilized as a carpet store and most recently converted and used as an office for Riley Manufactured Homes. Riley Manufactured Homes will transition their office on additional parcels they own south of the subject. This building is currently configured with: 14 private offices, 2 larger conference rooms, kitchen, and Mezzanine storage. The building is fully conditioned and was last removed around 2008. Prior uses for the building included a significant amount of warehouse space in the rear of the building which has since been converted to office use. The 10' x 10' overhead door remains and a small garage area consisting of 13' clear heights.

Urbana-Champaign is conveniently located 135 miles from Chicago (south via I-57), 180 miles from St. Louis (northwest via I-57), 120 miles from Indianapolis (west via I-74), 90 miles & 50 miles from Peoria & Bloomington (northeast via I-74), and 90 miles & 50 miles from Springfield & Decatur (east via I-72).

PROPERTY INFORMATION

Address	2704 N. Cunningham Ave. Urbana, IL 61802
Lease Price	\$7.00/SF NNN
Building Size(s)	5,594 SF
Tax Pin	91-21-04-201-021
Zoning	B-3, General Business District
Year Built	1989

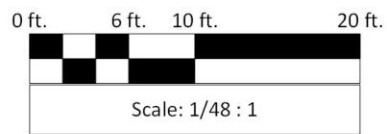
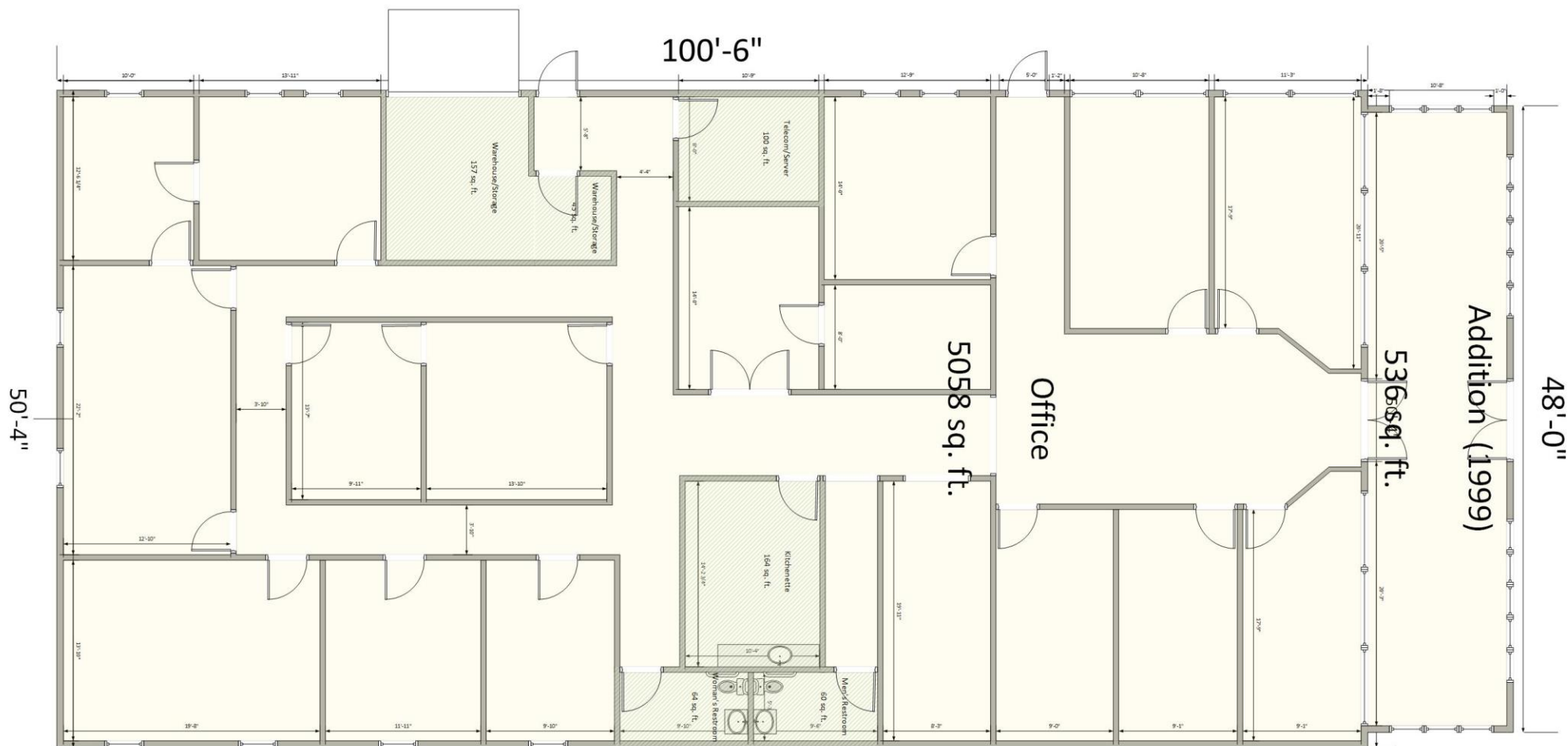


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Floor Plan – 2704 N. Cunningham Ave



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AERIAL



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PROPERTY HIGHLIGHTS

- ½ Mile from I-74
- Former Warehouse space that was converted to office
- Large offices/work areas
- Clean condition
- Expansion possibilities