

OFFICE & WAREHOUSE SPACE FOR LEASE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



**510 S. Staley Rd.
Champaign, IL 61822**

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CHAMPAIGN, IL | 217.352.7712**

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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for lease this Office & Warehouse property in west Champaign. 510 S. Staley Rd. consists of an office building and a large warehouse addition that currently has seven (7) rental units. Currently there is one (1) warehouse space available for immediate possession and 5,044 SF of office space available on 2 floors. Tenant would be responsible for their utilities and liability insurance. See floor plan for additional details.

Unit E (2,700 SF) (\$1,800/Mo): Unit E is 2,700 SF that has roughly 1,100 SF of office space consisting of three (3) offices and some open area. The warehouse portion of the space has 14' clear heights, a 12'w x 13't overhead door and a restroom.

Office (5,044 SF) (\$4,204/Mo): This 5,044 SF space is spread out on 2 floors. The first floor has 5 offices, large reception, 2 restrooms, mechanical room, and a good amount of open space. The second floor has 7 offices, 2 restrooms and some open areas.

The property is located in West Champaign just south of the intersection of Staley Rd. & IL Rt. 10 (Springfield Ave) and is located roughly 2.2 miles from I-72, 3.4 miles from I-57, and 4.4 miles from I-74.

PROPERTY INFORMATION

Address	510 S Staley Rd. Champaign, IL 61822
Lease Price - Warehouse	\$8.00/SF Mod Gross
Lease Price - Office	\$10.00/SF Mod Gross
Available Warehouse	Unit E: 2,700 SF
Available Office	5,044 SF
Building Size	24,748 SF
Zoning	I-1, Light Industrial



Unit E

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PICTURES – OFFICE



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PICTURES – OFFICE

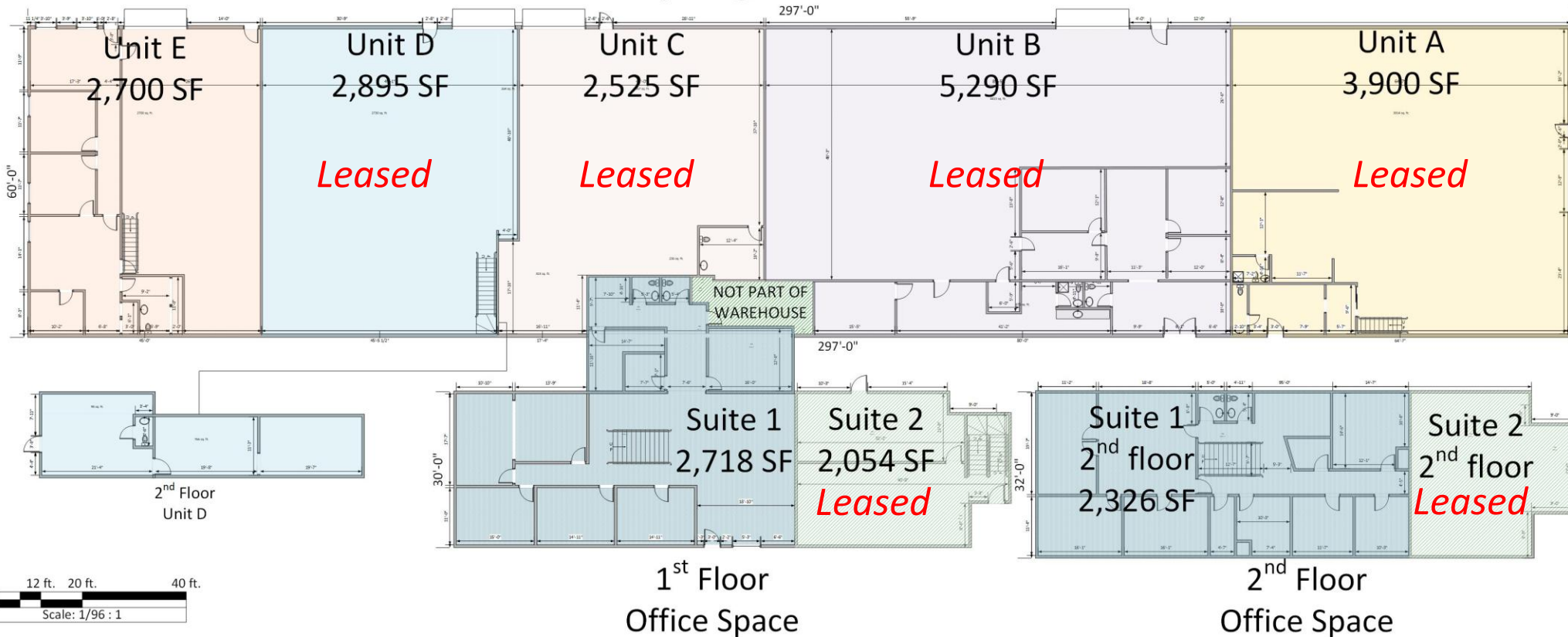


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FLOOR PLAN



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OFFERING HIGHLIGHTS

- Several Layouts to choose from
- 12' x 14' Automatic Drive in Doors
- 14' Clear Heights
- Close proximity to Interstate System