

OFFICE & WAREHOUSE SPACE FOR LEASE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



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

AJ Thoma III, CCIM, SIOR
Senior Vice President

O: 217.403.3425
E: AJT@CBCDR.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial 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 Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY
CHAMPAIGN, IL | 217.352.7712

OFFICE & WAREHOUSE SPACE FOR LEASE

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 five (5) spaces are available for immediate possession. There are currently four (4) warehouse spaces available ranging from 2,525 SF – 3,900 SF. There is currently 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 A (3,900 SF) (\$2,600/Mo): Unit A is 3,900 SF with 14' clear heights, a 12'w x 14't overhead door, two restrooms, and a small office.

Unit C (2,525 SF) (\$1,683/Mo): Unit C is 2,525 SF with 14' clear heights, a 12'w x 14't overhead door, and a restroom.

Unit D (2,895 SF) (\$1,930/Mo): Unit D is 2,895 SF with a 14' clear heights, a 12'w x 14't overhead door, and bonus area on the mezzanine that has a restroom.

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) (\$4,203/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 A: 3,900 SF Unit C: 2,525 SF Unit D: 2,895 SF Unit E: 2,700 SF
Available Office	5,044 SF
Building Size	24,748 SF
Zoning	I-1, Light Industrial



OFFICE & WAREHOUSE SPACE FOR LEASE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

PICTURES – WAREHOUSE



Unit A

OFFICE & WAREHOUSE SPACE FOR LEASE

PICTURES – WAREHOUSE



Unit C

OFFICE & WAREHOUSE SPACE FOR LEASE

PICTURES – OFFICE



OFFICE & WAREHOUSE SPACE FOR LEASE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

PICTURES – OFFICE

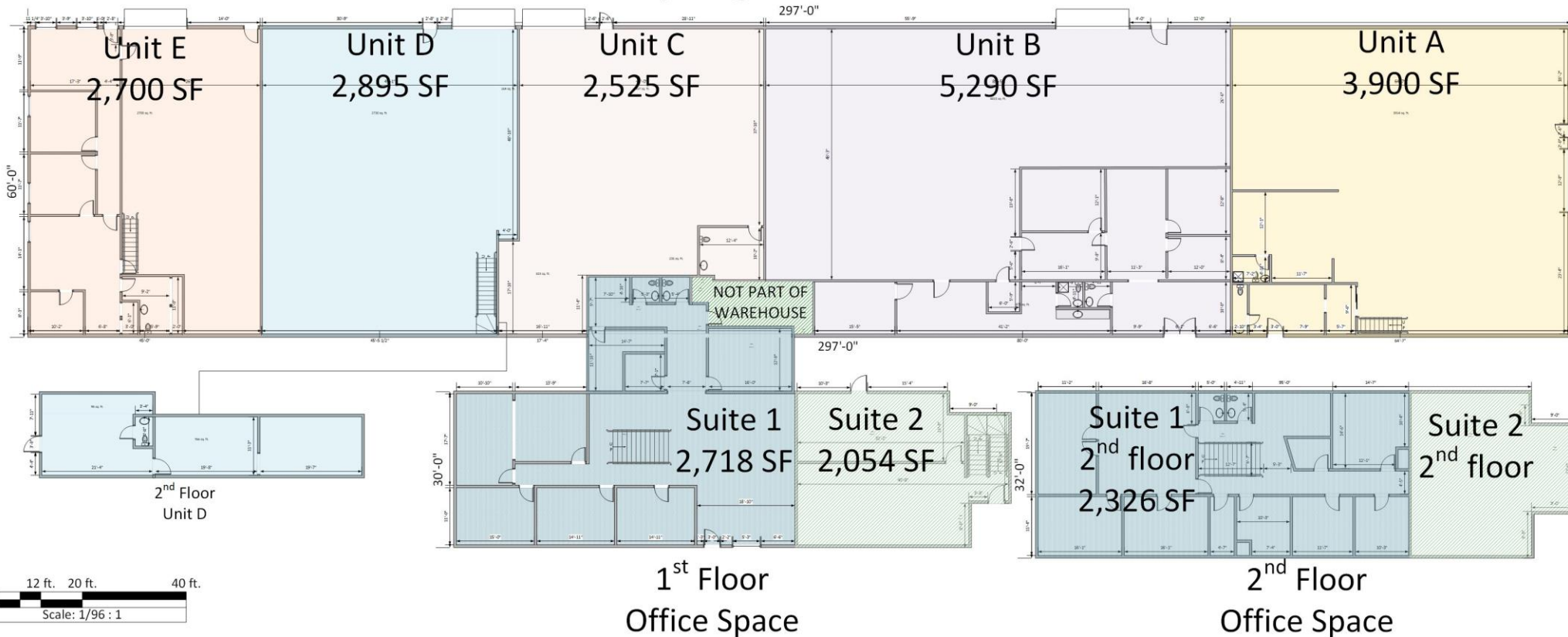


OFFICE & WAREHOUSE SPACE FOR LEASE

FLOOR PLAN



510 S. Staley Rd
Champaign, IL 61822



OFFICE & WAREHOUSE SPACE FOR LEASE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

CONTACT

AJ Thoma III, CCIM, SIOR
Senior Vice President
CBCDR



Illinois Licensed Real Estate Broker

O: 217.403.3425

ajt@cbcdr.com



OFFERING HIGHLIGHTS

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