



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

606 N. Country Fair Dr.

\$8.00-\$9.00/ SF / NNN



FOR LEASE

606 N Country Fair Dr.

Champaign, IL 61821

1,920 & 5,760 SF

FLEX

LEASE PRICE

\$8.00-\$9.00/ SF

LEASE TYPE

NNN

BUILDING SIZE

9,600 SF

AVAILABLE SPACE

1,920 & 5,760 SF

TAX PIN

41-20-10-277-003

ZONING

CI- Commercial
Industrial

YEAR BUILT

1989

TENANCY

Multiple

PROPERTY DESCRIPTION

Unit A: \$9.00/ SF NNN Space is located on the south endcap of the building and consists of 1,920 SF. There is roughly 720 SF of office space, which has a large reception/work area, two to three offices, and one restroom with shower. The warehouse space is 1,200 SF with one overhead door (10'x10'). The warehouse has a 13' clear height and is fully temperature controlled. The space is serviced by a 100 amp electrical panel.

Unit C: \$8.00/ SF NNN This space is located on the north endcap of the building and consists of 5,760 SF. The space is currently set up as dry lab space. The front 2,000 SF of the building has open work space, two private offices, large conference room, two restrooms, and a shower area. The roughly 3,760 SF of warehouse space is fully temperature controlled, has a clear height of 13', one overhead door (10'x12'), The main warehouse space has floor drains, one small storage room, and one large separate room with a private office.

AREA DESCRIPTION

The subject property is located along north Country Fair Drive in Champaign and one block north of the I-72/57 interstate access. The general area consists of office/warehouse users and retail use to the south. Major businesses in the area are Pavlov Media, Midwest Construction Rental, Parkland College to the north and Kraft to the east.



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**COLDWELL BANKER COMMERCIAL
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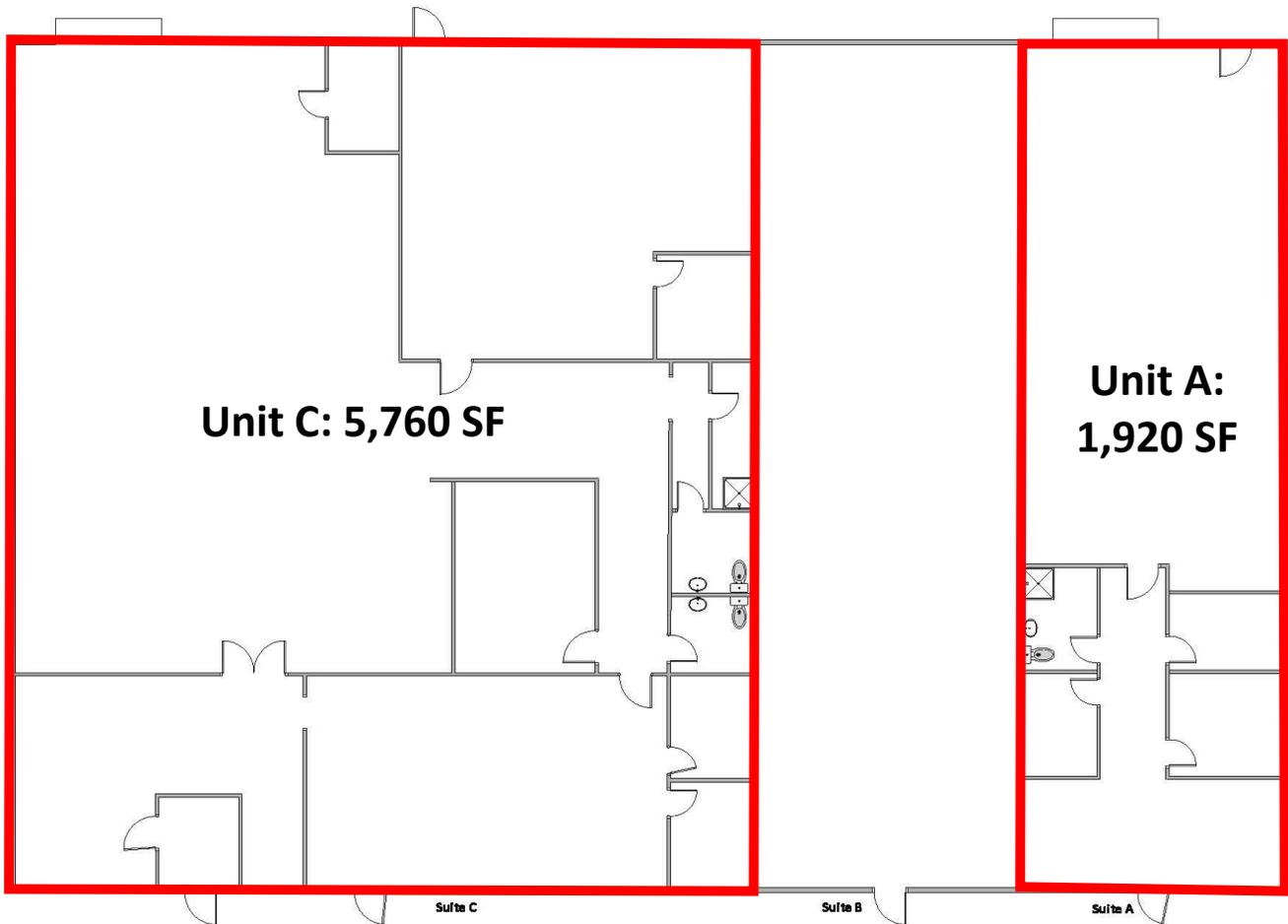
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FLOOR PLAN



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