



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## 606 N. Country Fair Dr.

\$9.00/ SF / NNN



FOR LEASE

## 606 N Country Fair Dr.

Champaign, IL 61821

1,920 SF

FLEX

### LEASE PRICE

\$9.00/ SF

### LEASE TYPE

NNN

### BUILDING SIZE

9,600 SF

### AVAILABLE SPACE

1,920 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.

### 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.



**ZACH WETHERELL, CCIM**

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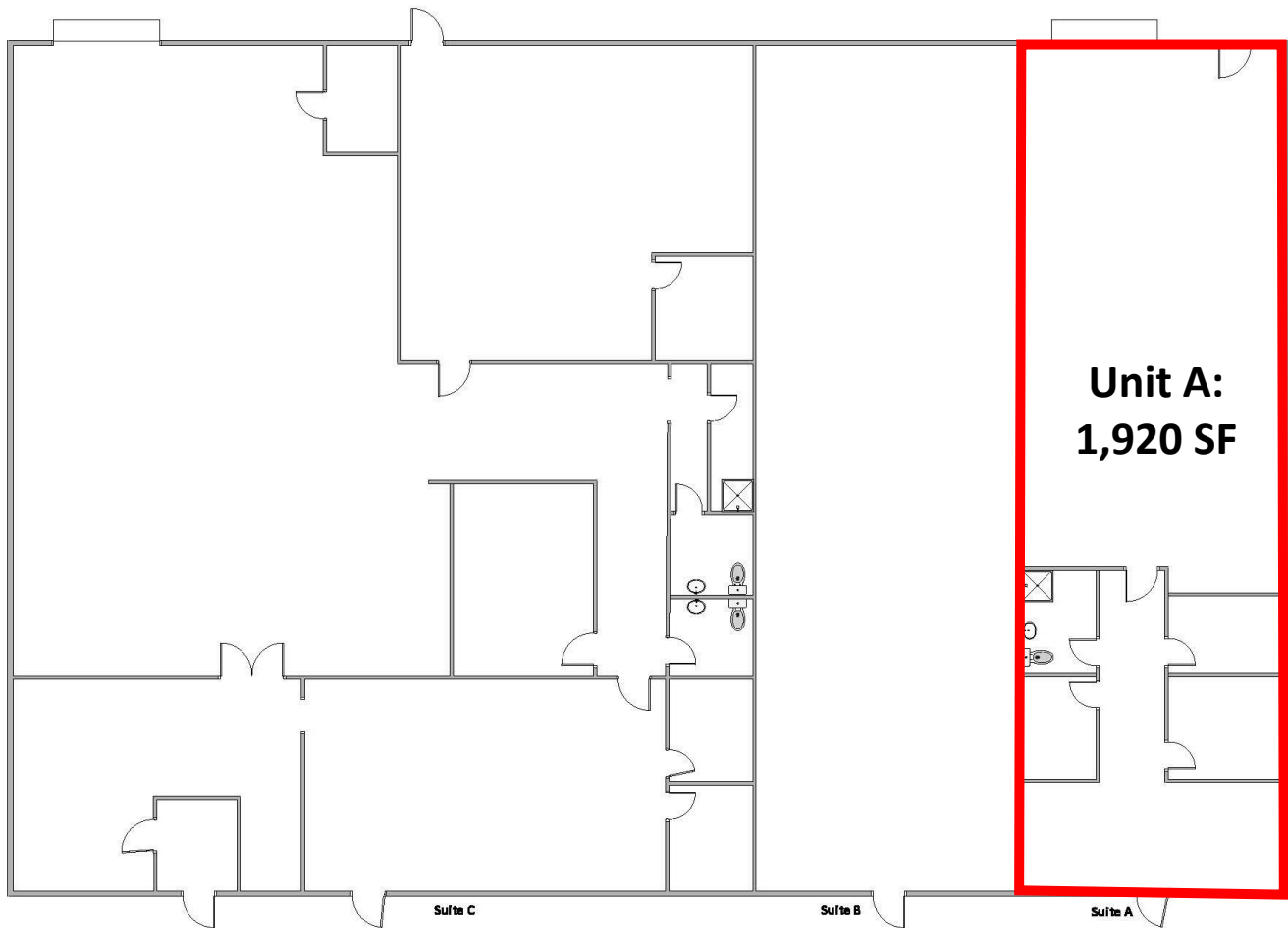
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## FLOOR PLAN



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