

OFFICE/WAREHOUSE FOR LEASE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



**702 W. Killarney St.
Urbana, IL 61801**

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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for lease this flex space located at 702 W. Killarney St. in North Urbana.

702 – 732 W. Killarney St. was constructed in 1986 and is also known as Lincoln Commerce Center. Lincoln Commerce Center is a multi-tenant flex building consisting of 47,700 SF and currently six (6) tenant spaces. The building is fully sprinkled and features clear heights of 14.5'.

702 W. Killarney (3,700 SF) (\$3,237.50/Mo NNN) is currently available for lease. The space is currently configured as roughly 55% warehouse (1,980 SF) and 45% Office (1,720 SF) and is fully conditioned. The office space features a welcoming open reception area, two (2) executive offices, three (3) smaller workroom offices, restroom, and large open area that could be used for cubicles or additional storage. The warehouse space features two (2) work offices, open space, and a 10'w x 12'h drive in door serviced by a concrete ramp.

Lincoln Commerce Center is located off North Lincoln Ave and Interstate 74. There is excellent access to the interstate systems (I-74, I-57, & I-72).

PROPERTY INFORMATION

Address	702 W. Killarney St Urbana, IL 61801
Lease Price	\$10.50/SF NNN
Available Space	3,700 SF
Building Size	47,700 SF
Zoning	IN-1, Light Industrial
NNN est.	\$2.80/SF - 2025



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PICTURES

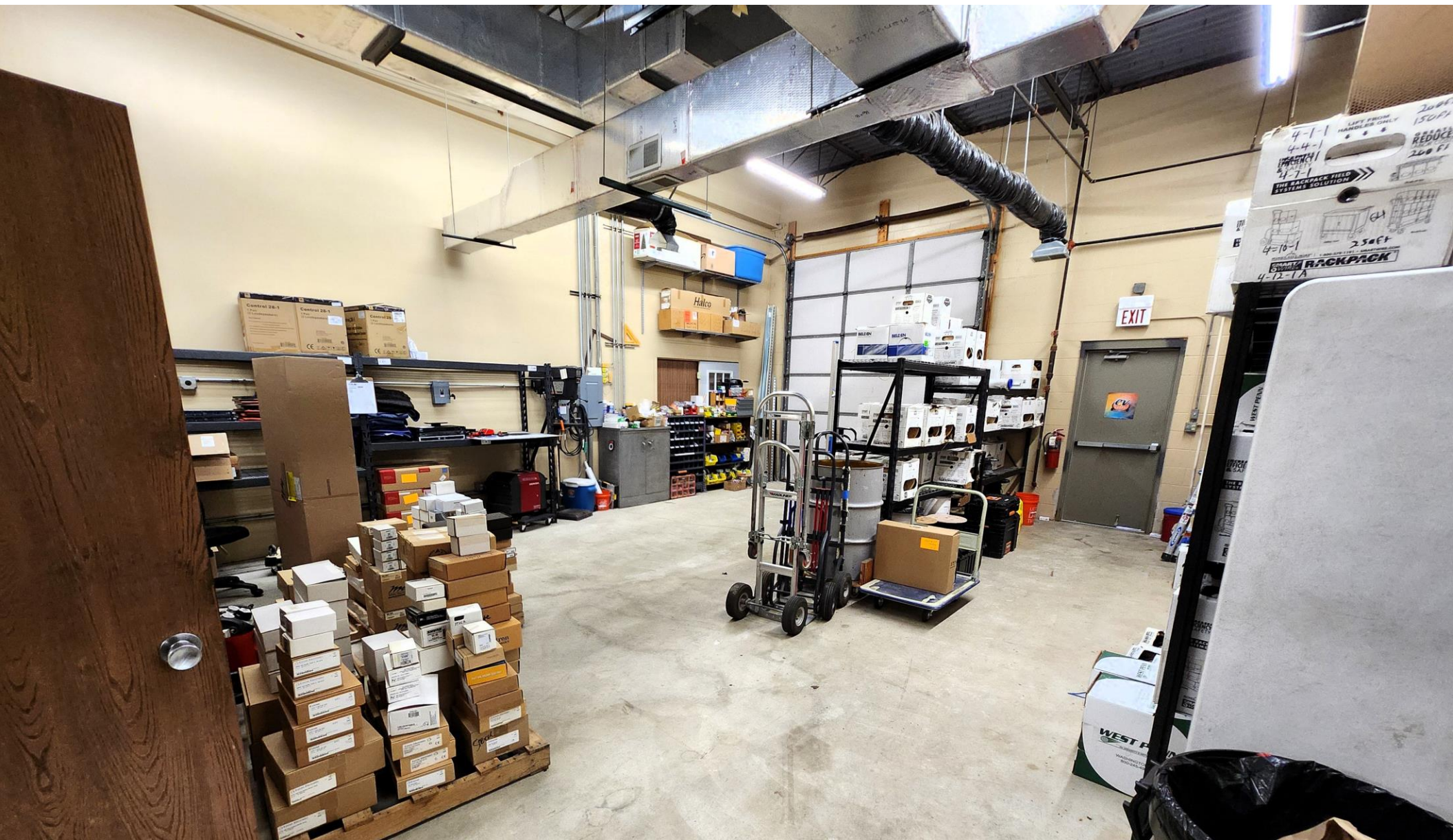


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PICTURES



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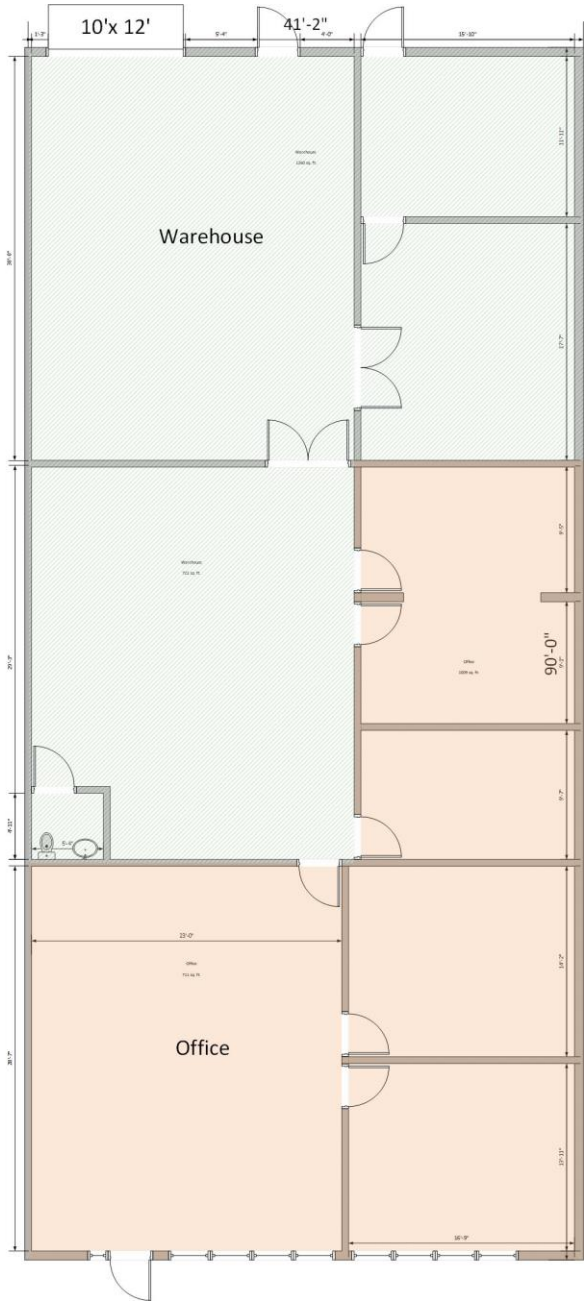
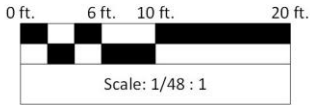


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FLOOR PLAN

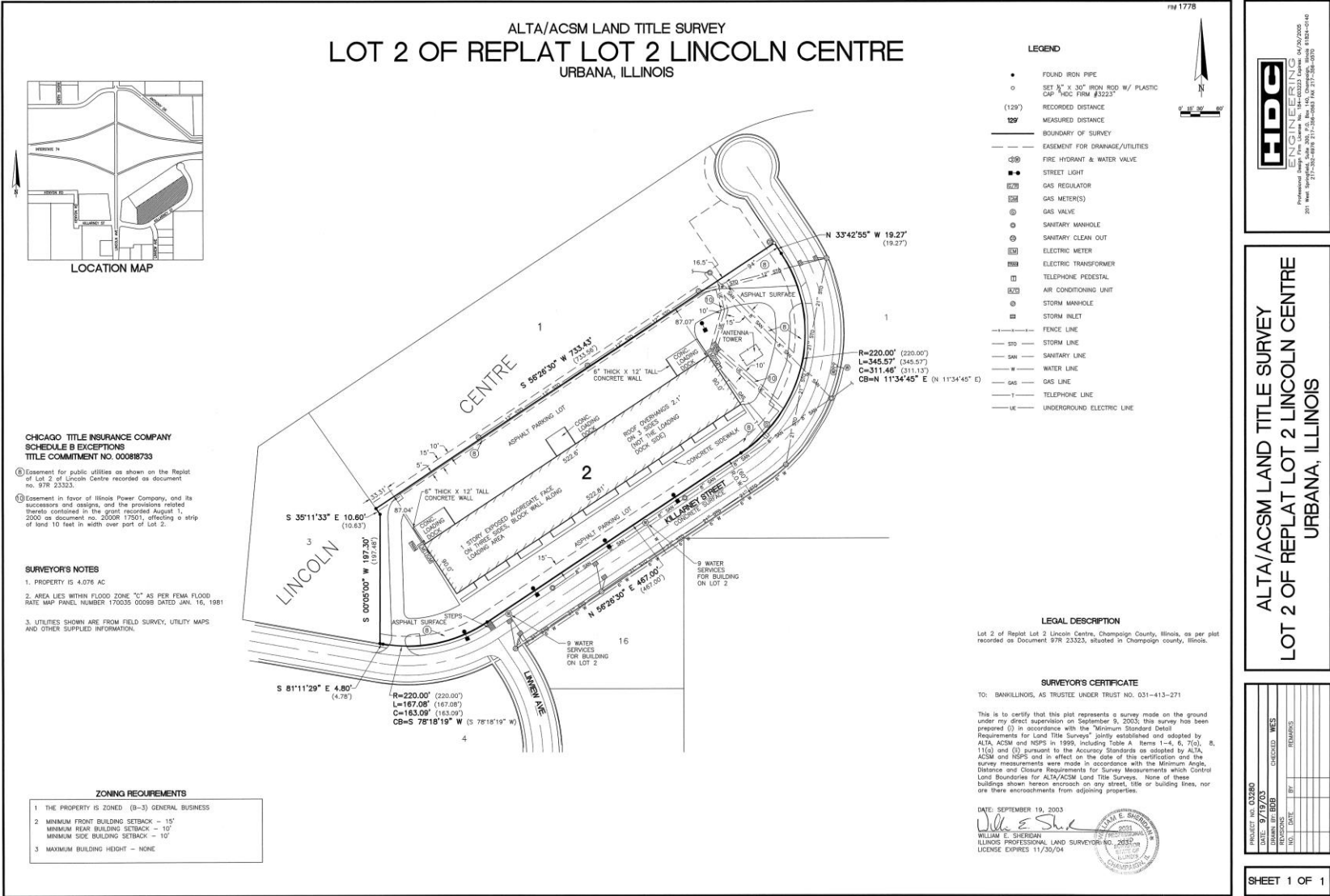


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ALTA



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AERIAL

GIS Webmap Public Interface Champaign County, Illinois



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CONTACT

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OFFERING HIGHLIGHTS

- Fully Conditioned Space
- 10' x 12' Automatic Drive in Door
- 14.5' Clear Heights
- Close proximity to Interstate System