



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

1401 Parkland Ct.

\$10.00 / SF / NNN

FOR LEASE



1401 Parkland Ct

Champaign, IL 61821

7,616 SF

OFFICE

WAREHOUSE

LEASE PRICE

\$10.00/ SF

LEASE TYPE

NNN

AVAILABLE SPACE

7,616 SF

BUILDING SIZE

15,232 SF

TAX PIN

41-20-03-477-025

ZONING

CG- Commercial
General

PROPERTY DESCRIPTION

The space consists of a total of 7,616 SF with 6,230 SF being warehouse and 1,386 SF of office space. The warehouse has 12'6" ceiling clear height. The warehouse space does not currently have an overhead door but the landlord is willing to install a 10'x10' overhead door. The warehouse also has a small paint booth that a tenant has access to using or the landlord can have it removed. The warehouse space is fully climate controlled. Currently the office space is one big open room but the landlord is willing to build-out offices in that area per tenant request. The space has common area restrooms and kitchenette which are shared with the landlord of the building. The entire building is sprinkled with a hydraulic system. The building does have fiber internet. Utilities (electric/gas) will be separately metered through a submeter, and water will be billed back through the NNN expenses. The building has 800 amp/208 volt power which the tenant will have approximately 400 amp/208 volt service for their space. The landlord owns the vacant lot to the east of the building and is willing to offer lay-down space/outside storage for an additional fee depending on how much space is needed. The NNN expenses for 2026 are estimated at \$2.50/SF.

AREA DESCRIPTION

The subject space is located off of west Bradley Avenue and a block west of Mattis Avenue with close proximity to Parkland College and Dodds Park. The property is located on a cul-de-sac and has easy access to Interstate 57 & 72 via Country Fair Drive.



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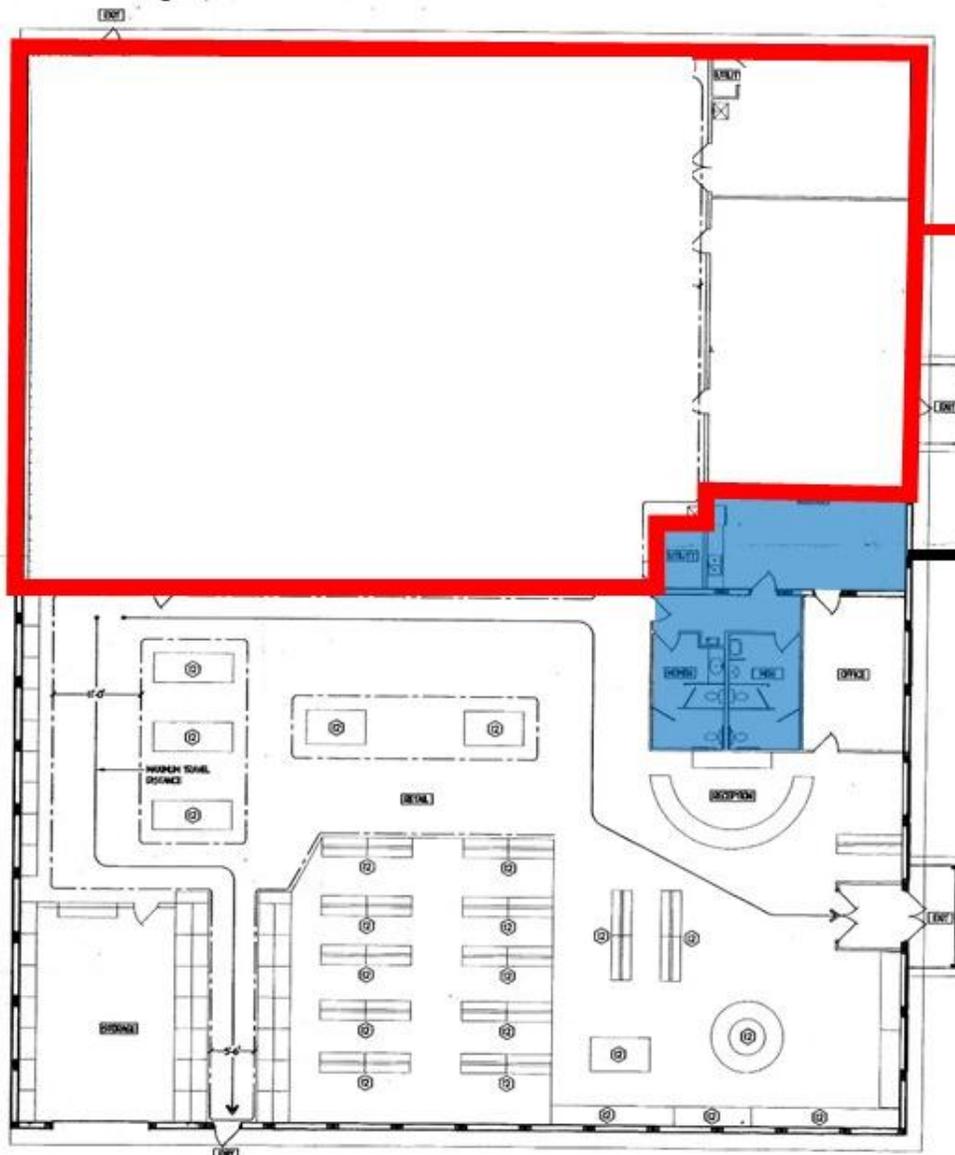
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FLOOR PLAN



**FOR LEASE:
7,616 SF**

**Common
Area**

EQUIPMENT LAYOUT FLOOR PLAN
SCALE: 1/8" = 1'-0"



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