



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

1411 INTERSTATE DRIVE FOR SALE OR LEASE

\$2,225,000 or \$8.75/ SF NNN



FOR SALE OR LEASE

1411 Interstate Dr.

Champaign, IL 61822

21,114 SF

WAREHOUSE

OFFICE

SALE PRICE

\$2,225,000

LEASE PRICE

\$8.75/ SF NNN

ZONING

I1- Light Industrial District

YEAR BUILT

2013

TAX PIN

41-14-35-329-006

PROPERTY DESCRIPTION

Constructed in 2013, this excellent contractor-built facility features approximately 3,544 SF of well-appointed office space ($\pm 17\%$) and 17,570 SF of warehouse space ($\pm 83\%$). Well-maintained and professionally constructed, the property offers long-term operational flexibility and is ideal for owner-users or tenants seeking a modern industrial facility in a strong Champaign location. Four (4) drive-in-doors, 15' clear height in warehouse and 208Y/120V, 3-phase 1200 amp power service.

The property is currently leased and tenant will be vacating 9/1/2026.

AREA DESCRIPTION

Well-positioned within Interstate Research Park in Northwest Champaign, located less than 1 mile from Interstate 57 and is accessible to either I-72 or I-74 within a few miles.



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