



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

903 Francis Dr.

\$10.00 / SF / NNN

FOR LEASE



903 Francis Dr.

Champaign, IL 61821

4,000 SF

OFFICE

WAREHOUSE

LEASE PRICE

\$10.00/ SF

LEASE TYPE

NNN

AVAILABLE SPACE

4,000 SF

TAX PIN

41-20-02-476-006

ZONING

CG-Commercial
General

YEAR BUILT

1979

PROPERTY DESCRIPTION

The subject property is a 4,000 SF office/warehouse building that sits on 0.21 acres. It has a new concrete parking lot installed in 2025. The property has three 10'x10' overhead door and has a ceiling clear height of 11'6". The warehouse area is 2,400 SF and the office area is 1,600 SF. The office area was newly remodeled a couple years ago and consists of a reception area, conference room, four private offices, two restrooms, kitchenette, and a storage area. The building also has fiber internet. Real estate taxes and building insurance for 2026 is estimated at \$2.06/SF and will be billed back through NNN expenses. Lessee is responsible for their own CAM since this is a single tenant building.

AREA DESCRIPTION

The subject property is located along Francis Drive just east of North Prospect Avenue and a block south of Bloomington Road. The area consists of local and national retailers and restaurants along with industrial and service users in the area. The property has easy access to interstate 74 and ideally situated in the Champaign community.



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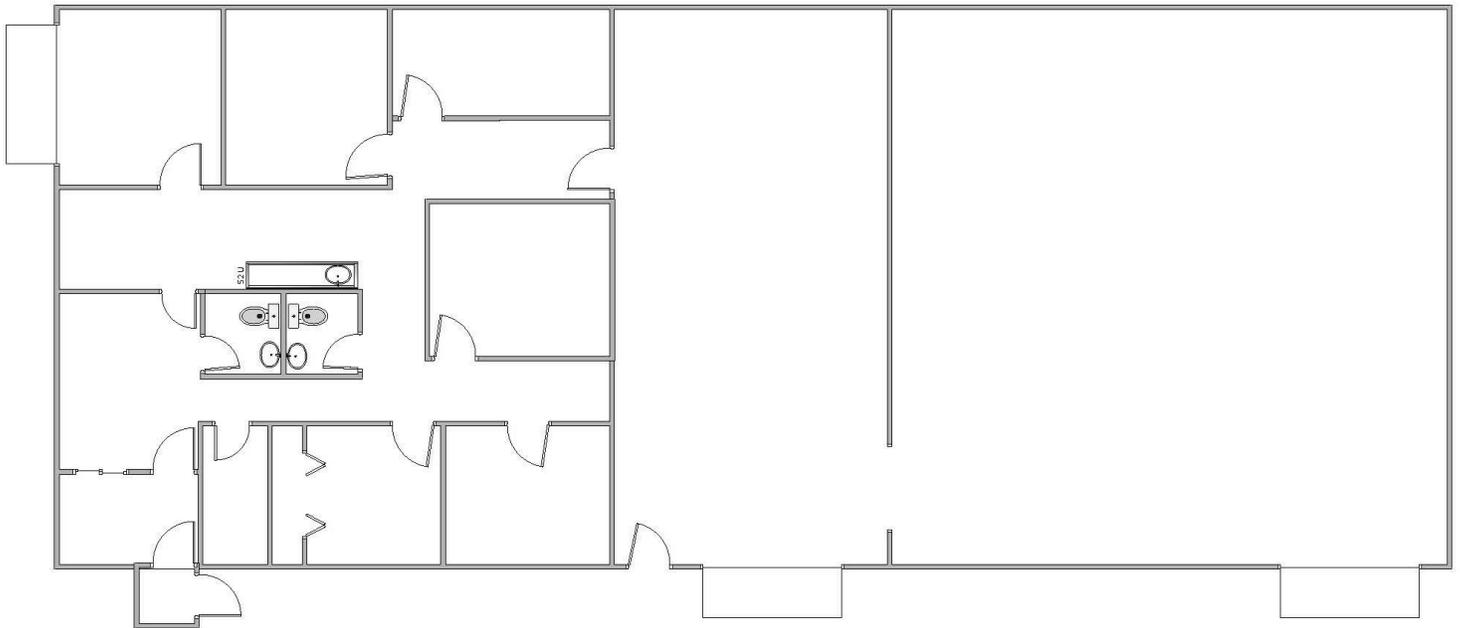
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FLOOR PLAN



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