



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

SOUTH NEIL WORKSHOP SPACE FOR LEASE

\$14.00/ SF Gross



FOR LEASE

811 S Neil St.

Champaign, IL 61820

2,787 SF

WAREHOUSE

OFFICE

LEASE PRICE

\$14.00/ SF Gross

AVAILABLE SPACE

2,787 SF

ZONING

CG- Commercial General

OF PARKING SPACES

31

PROPERTY DESCRIPTION

This 2,787 square foot workshop/flex space offers an excellent opportunity for contractors, service businesses, and specialty repair operations seeking functional workspace in a central Champaign location.

The unit features an approximately 1,987 SF primary workshop with one (1) 11'6" W x 9' H drive-in door, a private restroom, and an existing kitchenette. The space is fully heated and served by 400 amp, single-phase, 120/240V electrical service.

An additional 40' x 20' area provides flexible space suitable for storage, staging, extra workroom, or small office support, and includes its own dedicated access door. The space offers 10' clear ceiling height throughout.

AREA DESCRIPTION

The property is centrally located along South Neil Street, just south of Downtown Champaign and approximately one mile from the University of Illinois campus. The property also benefits from quick connectivity to Springfield Avenue and University Avenue, allowing businesses to easily serve customers throughout Champaign-Urbana, Savoy, and the surrounding communities.



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INTERIOR PHOTOS



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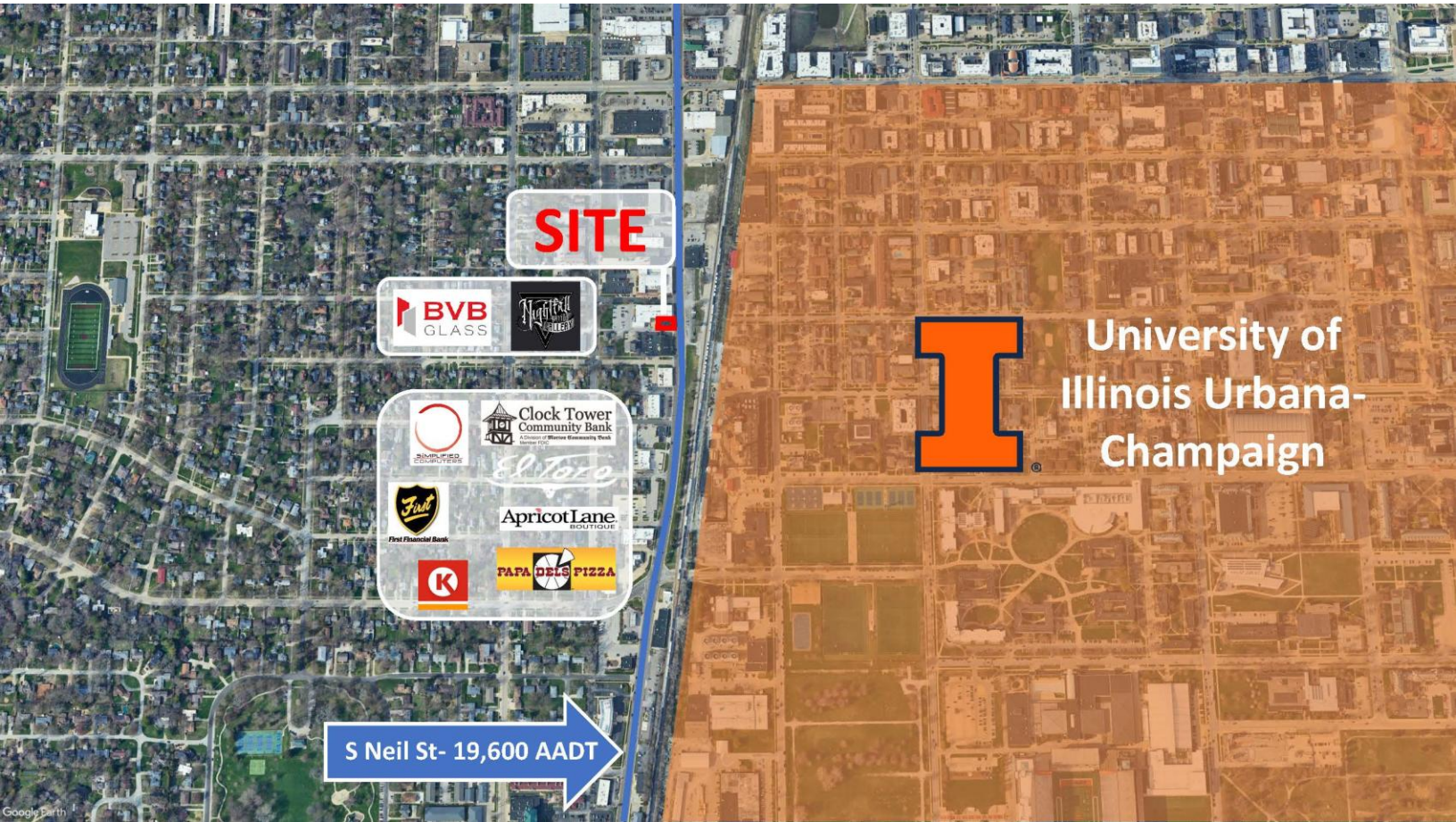


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AERIAL



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