



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

604 N COUNTRY FAIR DR.

\$9.00 / SF / NNN



FOR LEASE

604 N Country Fair Dr.

Champaign, IL 61821

12,000 SF

FLEX

LEASE PRICE

\$9.00 / SF

LEASE TYPE

NNN

AVAILABLE SPACE

12,000 SF

ZONING

Cl- Commercial
Industrial

YEAR BUILT

1988

TENANCY

Multiple

PROPERTY DESCRIPTION

The building is currently set up for one large 12,000 SF user with approximately 5,375 SF of office/showroom space and 6,626 SF of warehouse space. The warehouse space has a ceiling clear height of 14' and has three 10'x12' overhead doors. The building could be subdivided into three bays. The south bay is 2,485 SF, middle bay is 3,515 SF, and north bay is 6,000 SF. The warehouse section is insulated and heated by forced air, but not cooled. The fenced in area on the back side of the building is approximately half an acre in size and allows for secure storage. The NNN's for 2026 are estimated at \$2.65/SF.

AREA DESCRIPTION

The subject property is located along north Country Fair Drive in Champaign and one block north of the I-72/57 interstate access. The general area consists of office/warehouse users and retail use to the south.



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**COLDWELL BANKER COMMERCIAL
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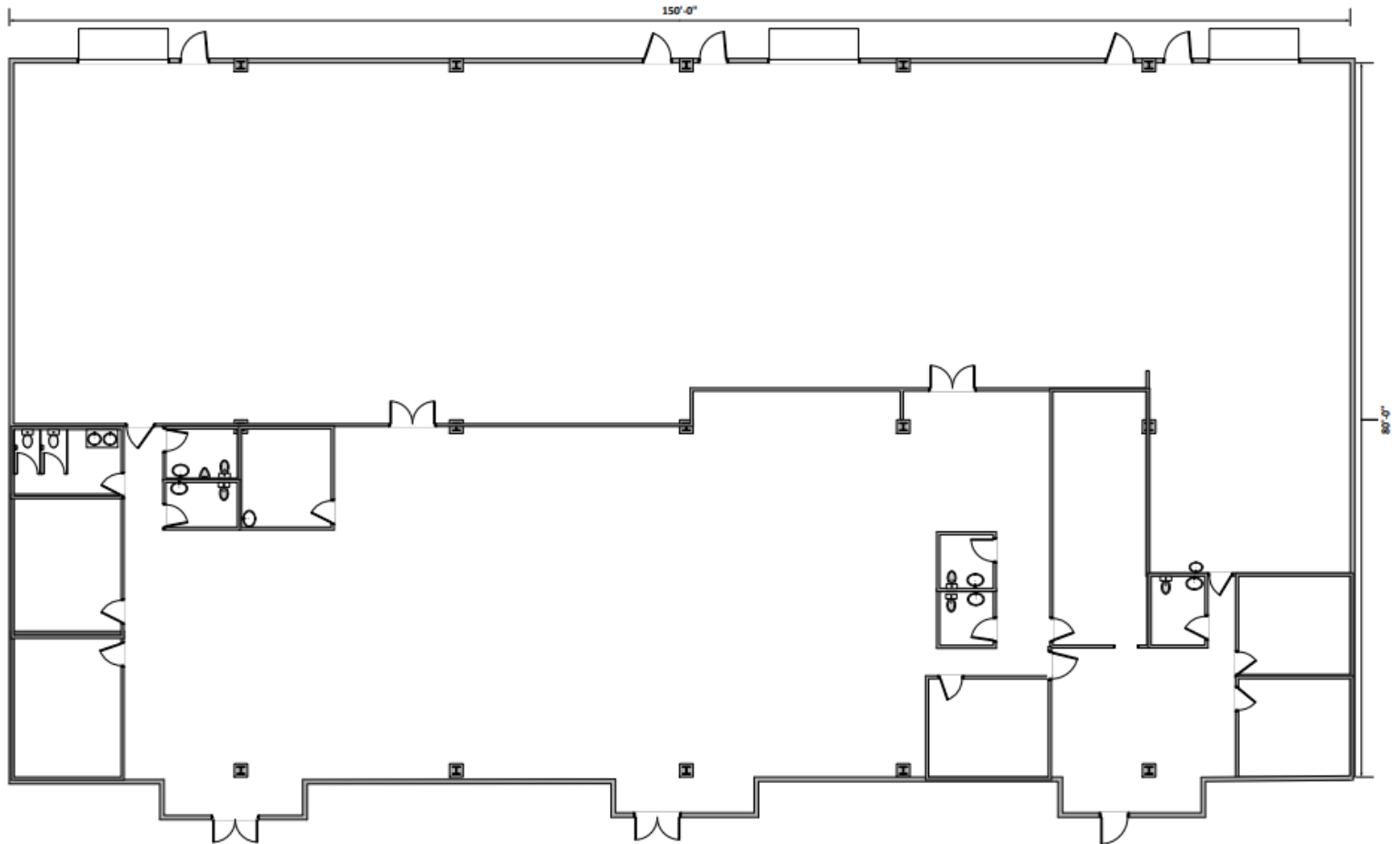
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FLOOR PLAN



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