



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Office/Warehouse For Lease

\$10.00 / SF / GROSS

FOR LEASE



1069 CR 900 E

Champaign, IL 61822

1,510 & 2,472 SF

OFFICE/WAREHOUSE

LEASE PRICE

\$10.00 SF

LEASE TYPE

Gross

AVAILABLE SPACE

Unit A: 1,510 SF

Unit B: 2,472 SF

AVAILABLE SPACE

1,500 SF

PROPERTY DESCRIPTION

Unit A: 1,510 SF of office space and located on the south end of the building. It consists of four offices, open work space and a storage room. It has access to shared restrooms, kitchenette and a conference room. There is an opportunity for laydown space at the southwest corner of the property. Utilities (gas/electric/water) are prorated and billed back to the tenant each month.

Unit B: Located on the north end of the building and a total of 2,472 SF consisting of 1,032 SF office space and 1,440 SF warehouse space. The office space has two smaller offices, one larger office/room and open work space. Additionally, there are common area restrooms, kitchenette and a conference room. The warehouse space is heated and has one large 16'Wx14'H overhead door on the north side of the building with 16' clear height. There is a floor drain in the warehouse. There is an opportunity for laydown space at the southwest corner of the property. Utilities (gas/electric/water) are prorated and billed back to the tenant each month.

AREA DESCRIPTION

Subject property is located a mile and a half south of Champaign along County Road 900 East. It was the former Prairieview Landscaping building. Bud's Tree Care is the primary tenant in the building. The property has easy access to Interstate 57 via the Monticello Road to the south.



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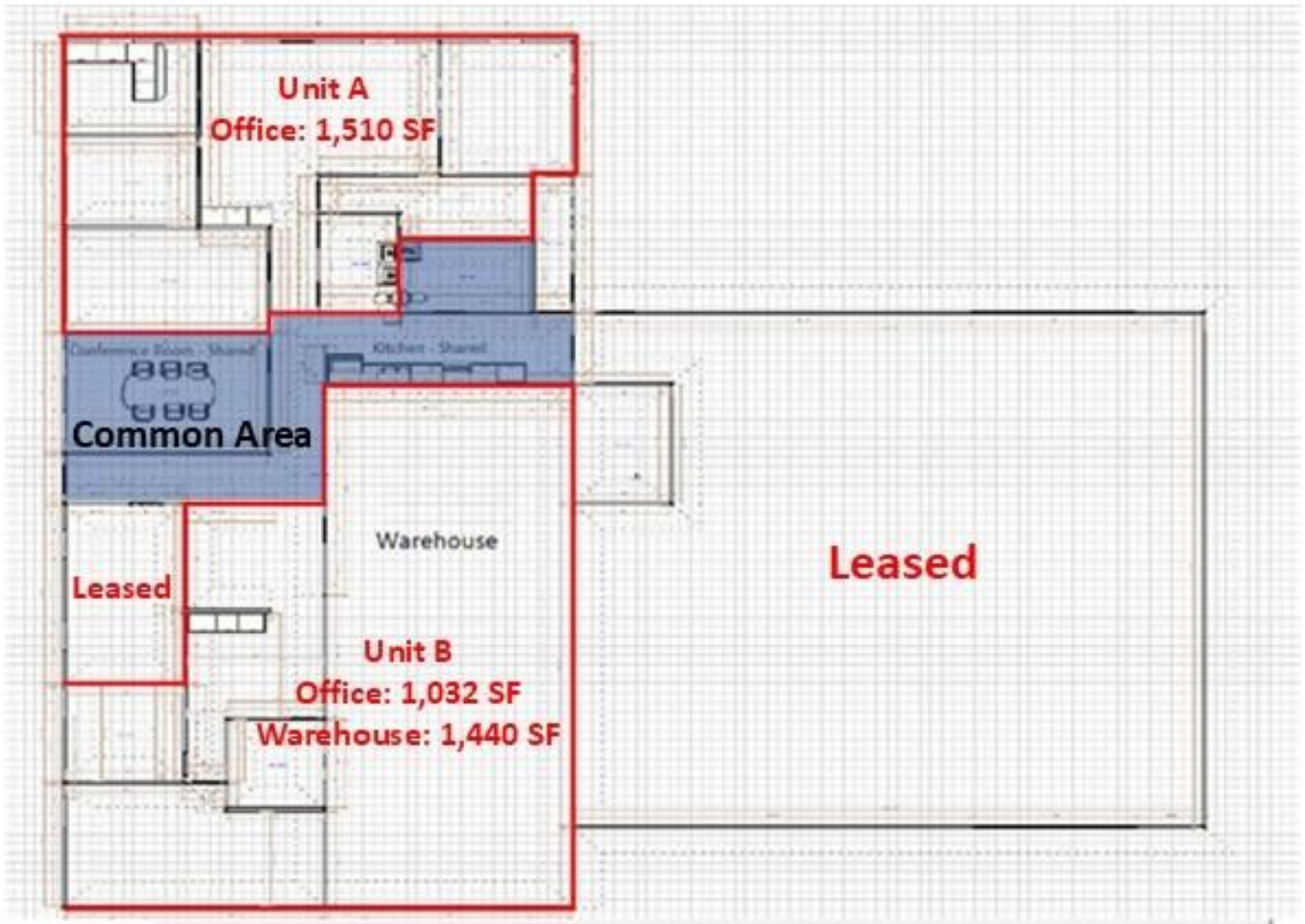
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FLOOR PLAN



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