FORMER TRANSFER DOCK WITH ADDITIONAL POLE BUILDING

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY



1704 Industrial Park Dr.
Champaign, IL 61822

AJ Thoma III, CCIM, SIOR
O: 217.403.3425
E: AJT@CBCDR.com

Dana Flinn-Freeland
O: 217.318.3496
E: DANA@CBCDR.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Confidential Summary ("CS") is provided by Coldwell Banker Commercial Devonshire Realty ("CBCDR"), solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This CS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR.

This CS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CS contains descriptive materials, financial information and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

The Property may be sold/leased or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS CS, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CS and/or any other Information concerning the Property; (5) you will not provide this CS or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

FORMER TRANSFER DOCK WITH ADDITIONAL POLE BUILDING

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to offer for sale 1704 Industrial Park Drive, a two-building industrial property totaling 12,096 SF situated on approximately 2.62 acres in Champaign, Illinois. The property consists of a 5,040 SF transfer dock warehouse and a 7,056 SF pole building, offering a combination of warehouse, loading, and storage capabilities suitable for a variety of industrial and contractor-related uses.

The transfer dock warehouse, constructed in 1989, measures 126' × 40' and features 12 dock-high loading doors equipped with bumpers, providing an efficient configuration for cross-docking, distribution, and material handling operations. The building is served by existing utilities and features a metal roof.

The pole building, constructed in 1993, measures 168' × 42' and features clear-span construction with approximately 16' clear heights, six overhead doors, and six (6) man doors. The building currently has an unfinished gravel floor and no connected utilities, allowing a purchaser to customize the space based on their operational requirements. Its configuration also provides potential for subdivision into multiple smaller storage or contractor units, subject to necessary improvements and approvals.

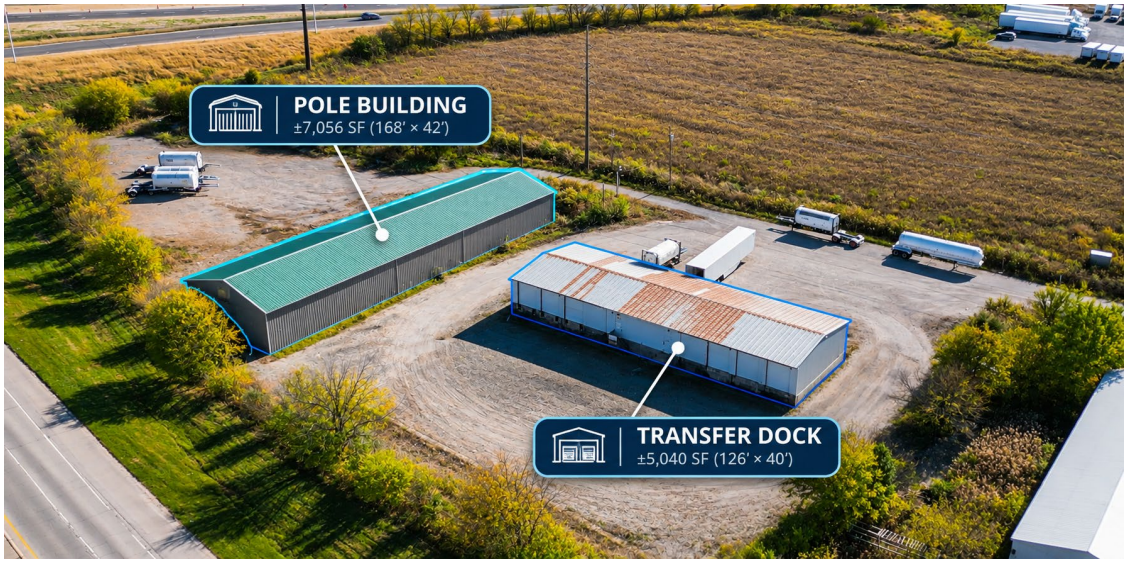
Both buildings feature metal roofing, while the site offers gravel-surfaced circulation and outdoor storage areas. The property's existing improvements and flexible configuration present an opportunity for an owner-occupant, contractor, or industrial user seeking warehouse and storage capabilities with the ability to make improvements tailored to their specific needs.

The property is located along Industrial Park Drive in northwest Champaign, within an established industrial area consisting of warehouse, distribution, contractor, and service-oriented properties.

The location provides access to Champaign-Urbana's primary transportation network, including Interstate 57, Interstate 74, and Interstate 72, offering regional connectivity throughout Central Illinois and to larger Midwest markets. Nearby North Mattis Avenue, North Market Street, and Olympian Drive serve as important commercial and industrial corridors connecting the surrounding area.

PROPERTY INFORMATION

Address	1704 Industrial Park Drive Champaign, IL 61822
Sale Price	$575,000
Building Sizes	Transfer Dock: 5,040 SF Pole Building: 7,056 SF
Land Size	±2.62 Acres
Zoning	I-1, Light Industrial
PIN	41-14-26-300-026
RE Taxes	$15,040.76 (2025 payable 2026)



©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY
CHAMPAIGN, IL | 217.352.7712

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

PICTURES



©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

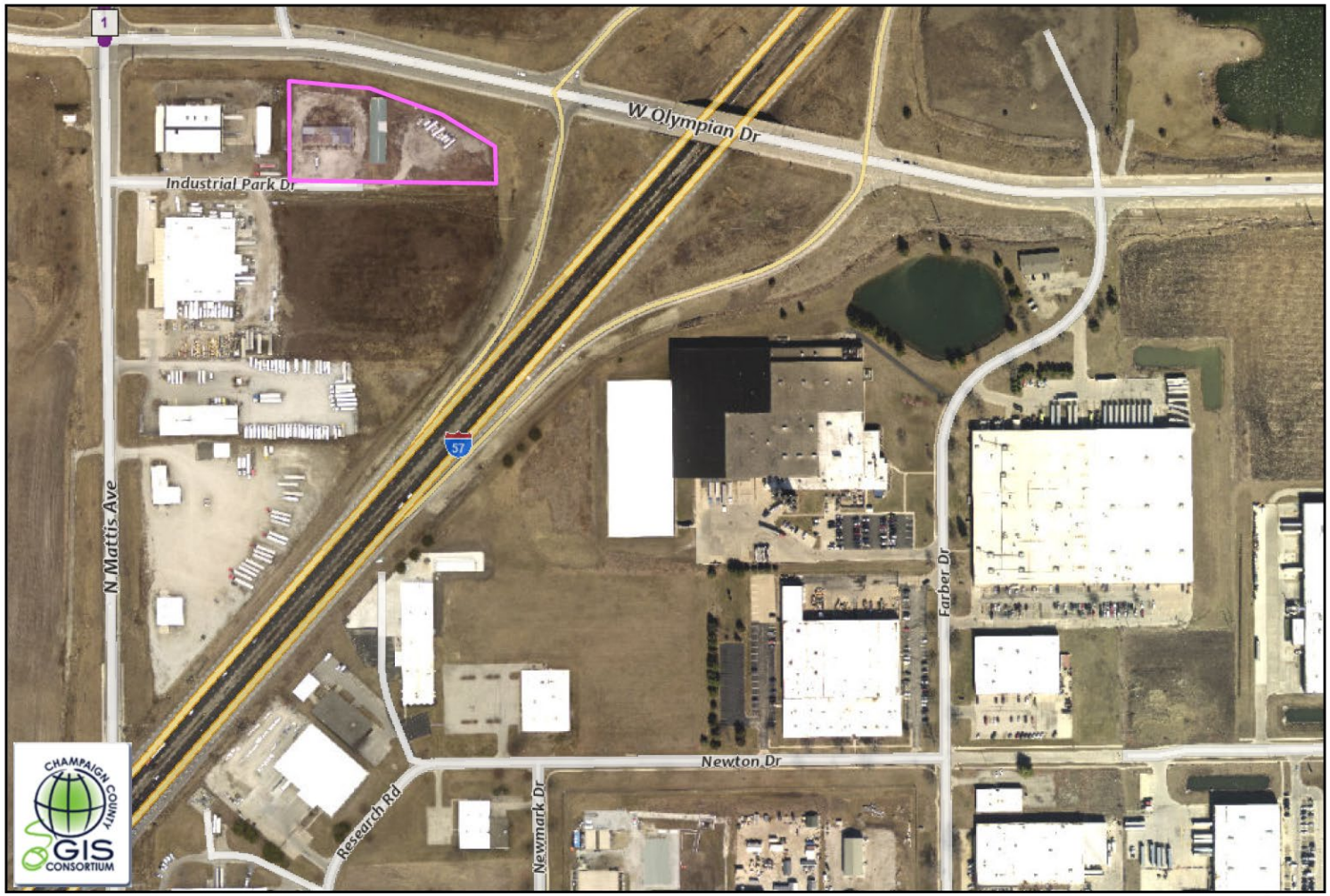
PICTURES



©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

AERIAL

GIS Webmap Public Interface Champaign County, Illinois



230 Feet

This map was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGISC), or other CCGISC member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this map is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Users assume all risk arising from the use or misuse of this map and information contained herein. The use of this map constitutes acknowledgement of this disclaimer.

NORTH

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

FORMER TRANSFER DOCK WITH ADDITIONAL POLE BUILDING

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

CONTACT

AJ Thoma III, CCIM, SIOR



Executive Vice President

CBCDR

Illinois Licensed Real Estate Broker

C: 217.520.3299

O: 217.403.3425

ajt@cbcdr.com

Dana Flinn-Freeland



Executive Broker Associate

CBCDR

Illinois Licensed Real Estate Managing Broker

C: 630.544.7952

O: 217.318.3496

dana@cbcdr.com



OFFERING HIGHLIGHTS

- 12,096 SF Total | 2 Buildings
- ±2.62 AC Site
- I-1, Light Industrial Zoning
- Outdoor Storage | Gravel Lot
- Convenient I-57 / I-74 / I-72 Access

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.