INDUSTRIAL WAREHOUSE & STORAGE FACILITY

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY



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Piper City, IL 60959

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COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY
CHAMPAIGN, IL | 217.352.7712

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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to offer for lease 36,360 square feet of industrial warehouse space located at 604 S. Green Street in Piper City, Illinois. Originally developed for agricultural seed storage, the property consists of three interconnected, single-story warehouse buildings situated on 3.2 acres within a larger 18-acre parcel. The owner is also open to considering offers for the purchase of the property.

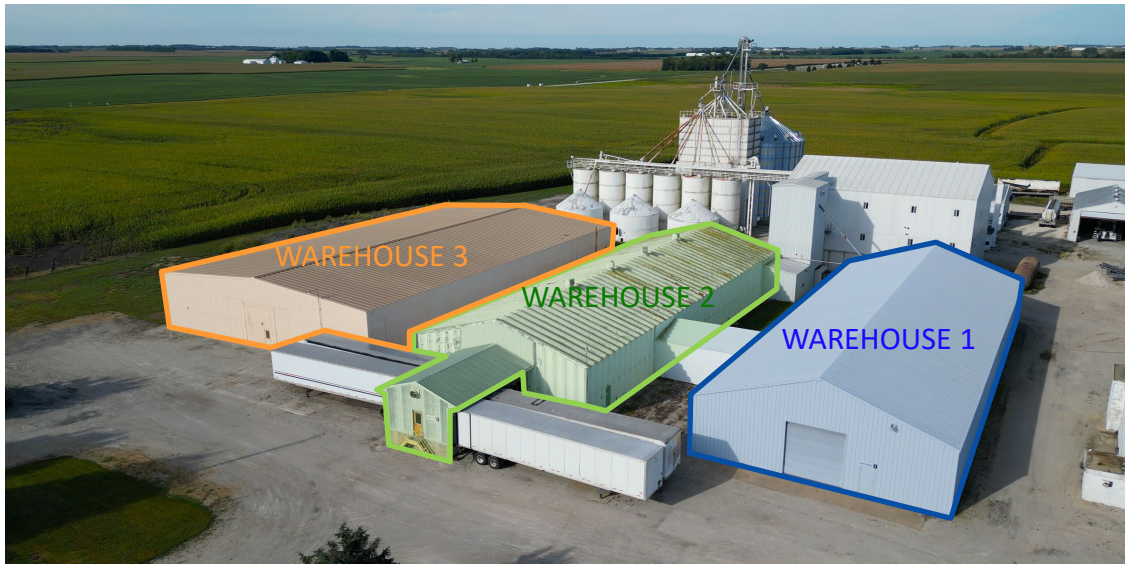
The buildings feature insulated steel-frame construction, radiant heat, 480-volt three-phase electrical service, six (6) dock-high loading doors (five equipped with lip levelers), and four (4) drive-in doors.

The property's configuration is well suited for bulk inventory storage, agricultural equipment and supplies, seasonal storage, overflow warehousing, and other storage-oriented industrial operations. The warehouse improvements are located within the property's M-1 Manufacturing zoning district, accommodating a variety of potential industrial and warehouse uses.

Located along the southern edge of Piper City in Ford County, Illinois, the property benefits from convenient access to regional transportation corridors. U.S. Route 24 is located approximately one mile north of the property, providing east-west connectivity to Gilman and Interstate 57 to the east, as well as Fairbury, Chenoa, and Interstate 55 to the west. Illinois Route 115 runs through Piper City, providing north-south access to surrounding communities and regional highways.

PROPERTY INFORMATION

Address	604 S. Green Street Piper City, 60959
Lease Price	$3.00/SF Modified Gross
Total Facility Size	36,360 SF
Available Space	Warehouse 1: 10,400 SF Warehouse 2: 9,760 SF Warehouse 3: 16,200 SF
Zoning	M1 – Manufacturing
PIN	04-04-04-451-004



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PICTURES – WAREHOUSE 1



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PICTURES – WAREHOUSE 2



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PICTURES – WAREHOUSE 3



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AERIAL

Ford County Illinois



1:14,597

0 500 1,000 2,000 ft

0 155 310 620 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Vantor, Earthstar

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OFFERING HIGHLIGHTS

- 36,360 SF heated & insulated warehouse space
- 480 Volt, 3-Phase Power
- Six (6) Dock-High Doors (5 equipped with lip levelers)
- Four (4) Drive-In Doors

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