

# FOR SALE / LEASE

\$675,500 / \$6.00 / SF / NNN



**COLDWELL  
BANKER  
COMMERCIAL**  
DEVONSHIRE REALTY



**1807 N. Federal Dr., Urbana, IL 61801**

## Property Information

### LOT SIZE

1.49 SF

### BUILDING SIZE

9,747 SF

### TAX PIN

91-21-06-401-009

### YEAR BUILT

2000

### ZONING

IN-1: Light Industrial/Office District

### AREA DESCRIPTION

The subject property is located in an Opportunity Zone just south of I-74 and provides quick and convenient access to the Lincoln/I-74 interchange. The area consists of industrial, warehouse, distribution and office users. Neighboring businesses include FedEx Ship Center, Circle K, Ryder Truck Rental and Holiday Inn Express.

## PROPERTY DESCRIPTION

1807 N. Federal Drive is a 9,747 SF steel industrial flex building. The building is split between office space (3,164 SF) and a large open industrial/warehouse space (6,583 SF). The office space is composed of 6 offices, a conference room, break room, and large open flex space with a high ceiling and skylights. Office finishes are high quality and are heated and cooled by central HVAC. The industrial/warehouse area has a 14' overhead door, 2 restrooms, a storage room, and the remainder is open space with ceiling heights ranging from 16' to 20'. The warehouse is heated by radiant heat.



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**INDUSTRIAL**

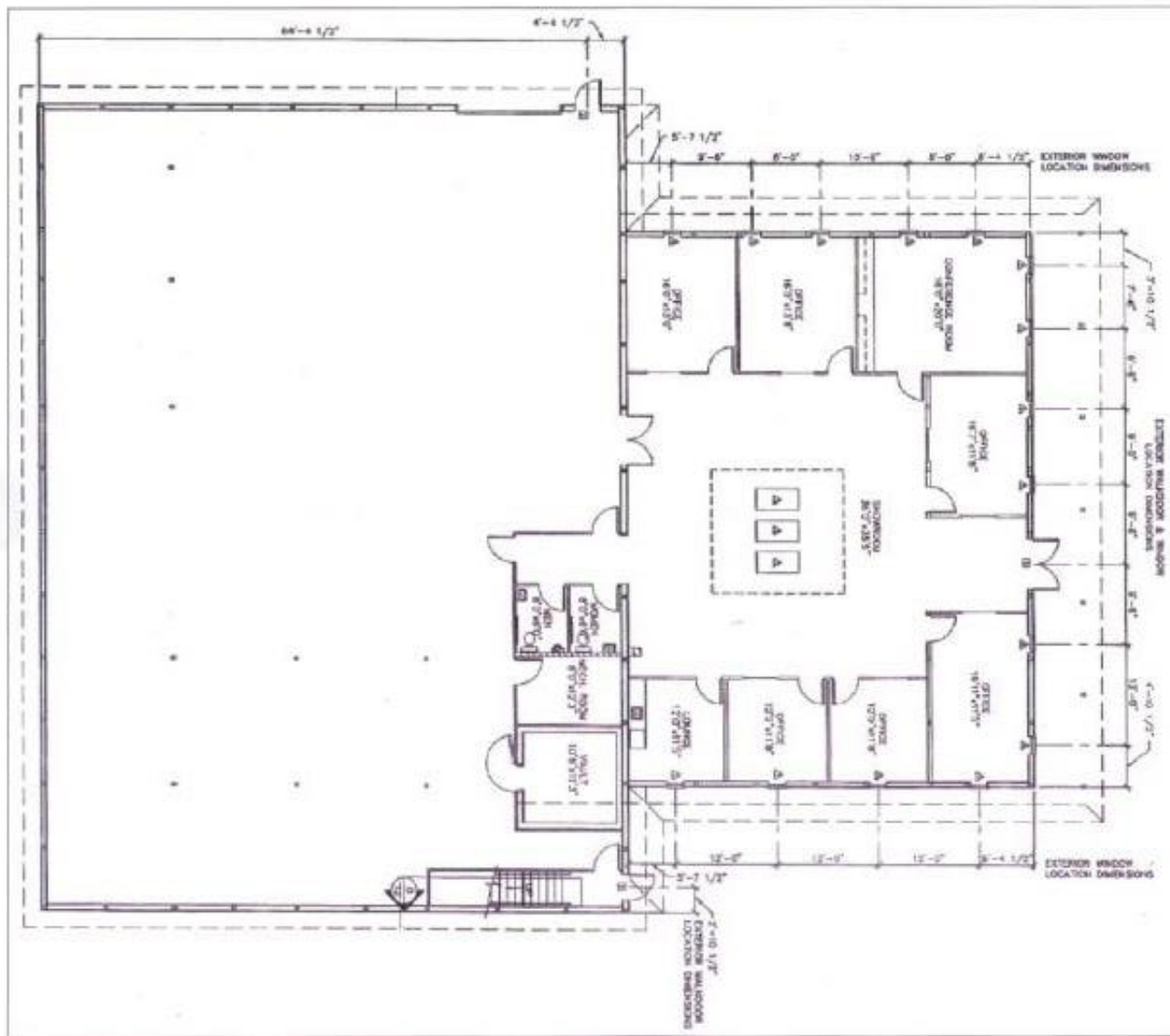
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# Floor Plan



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## Aerial



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