

OFFICE

**FOR LEASE**  
**\$10.00 / SF / Gross**

 **COLDWELL  
BANKER  
COMMERCIAL**  
**DEVONSHIRE REALTY**



**1304 W. Anthony Dr.,  
Champaign, IL 61820**

## PROPERTY INFORMATION

### AVAILABLE SF

4,200

### YEAR BUILT

1973 (Renovated 2019)

### TAX PIN

40-20-02-251-020

### ZONING

I-1 Light Industrial

### LEASE TYPE

Gross

## AREA DESCRIPTION

Located along West Anthony Drive in Champaign, a frontage road on the north side of I-74 just west of North Prospect retail corridor.

## PROPERTY DESCRIPTION

4,200 SF available immediately! Ownership recently upgraded the entire space with fresh paint and new flooring throughout. Included is a service garage equipped with brand new epoxy flooring. The office building contains 9 private offices, one large conference room and upgraded ADA accessible restrooms.



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**CBC Devonshire Realty**  
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# AERIAL



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