



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

OFFICE/FLEX SPACE FOR LEASE

\$13.00 / SF /Gross

FOR LEASE



822 Pioneer Street

Champaign, IL 61820

1,250 SF

OFFICE

WAREHOUSE

LEASE PRICE

\$13.00 / SF / Gross

PARKING

60 Spaces

BUILDING SIZE

14,500 SF

AVAILABLE SPACE

1,250 SF

TAX PINS

41-20-01-35-1-027

ZONING

Commercial Industrial

PROPERTY DESCRIPTION

Pioneer Service Center is a 14,500 SF multi-tenant building located along Pioneer Street in north Champaign. The available suite is +/- 1,250 SF and features a welcoming reception area, 3 private offices, restroom, and a large open flex area in the rear. The suite is fully sprinkled and allows for a wide variety of office and flex uses. The suite benefits from signage opportunities on the building facade and plentiful parking. Ceiling heights are 8'-9" to the drop and 14'-0" to the deck.

AREA DESCRIPTION

The subject property is ideally located just off of Prospect Avenue along Pioneer Street in north Champaign. The site is located just south of Interstate 74 and allows for easy access to Interstate 57 and 72. Neighboring tenants include a wide mix of warehouse, industrial, office and retail.



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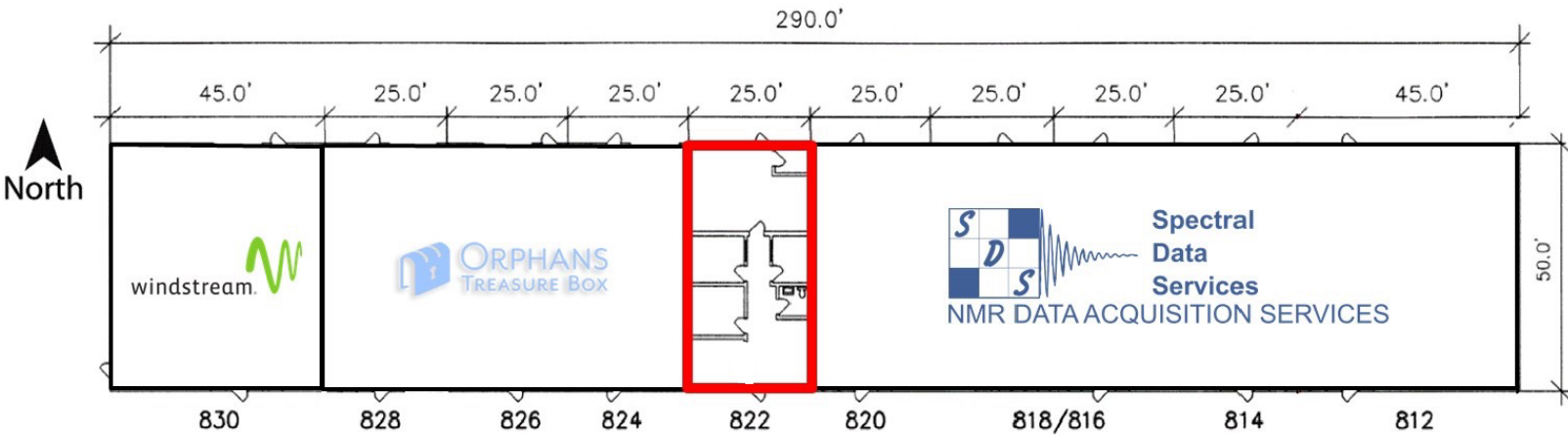
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BUILDING PLAN



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