

**Office/Tech**Status: **ACTV**Area: **4512**Address: **130 Laird Ln , Watseka, IL 60970**Directions: **From Rts 1 & 24 take Laird Lane North to the property on the East side of the St.**

Sold by:

Closed:

Off Mkt:

Mkt. Time (Lst./Tot.): **771/771**County: **Iroquois**Year Built: **1999**Subtype: **Office**

Zoning Type:

Actual Zoning: **B-2**List Price Per SF: **\$0**MLS #: **12130906**List Date: **08/06/2024**List Dt Rec: **08/07/2024**

Contract:

Concessions:

Township: **Middleport**

PIN #:

Blt Before 78: **No**# Stories: **1**

Units:

Tenants:

Unit SF: **1200**Sold Price Per SF: **\$0**

List Price:

Orig List Price:

Sold Price:

Lease SF/Y: **\$12**

Rented Price:

Mthly. Rnt. Price: **\$800**

Ann. Passthru. \$/SF:

Multiple PINs:

Min Rent. SF: **1200**Max Rent. SF: **1200**

Relist:

Lot Dimensions:

Acreage:

Land Sq Ft:

Approx Total Bldg SF:

Gross Rentable Area:

Net Rentable Area:

Estimated Cam/SF: **\$0**Est Tax per SF/Y: **\$0**Lease Type: **Gross**

Remarks: **Office Building for Rent! Three rooms are available for rent in this well-maintained office building. The space includes a common area featuring a W/C accessible bathroom, ensuring convenience for all. You'll find an office with an adjacent waiting area and a large conference room, perfect for meetings and collaborative work. The asphalt parking lot provides ample parking for tenants and visitors. This versatile and accessible office space is ideal for businesses looking for a professional environment. Don't miss out on this opportunity-schedule a viewing today!**

Approximate Age: **16-25 Years**

Type Ownership:

Frontage Acc:

Docks/Delivery:

Drive in Doors: **0**# Trailer Docks: **0**Geographic Locale: **Central Illinois**

Location:

Construction: **Brick, Wood Frame**Building Exterior: **Brick**Foundation: **Block**Roof Structure: **Gable**Roof Coverings: **Shingle Composition**Air Conditioning: **Central Air**Heat/Ventilation: **Forced Air, Gas**Electrical Svcs: **Circuit Breakers**Fire Protection: **None**

Current Use:

Potential Use:

Client Needs:

Client Will:

Misc. Outside:

Parking Spaces: **4**

Indoor Parking:

Outdoor Parking:

Parking Ratio:

Misc. Inside:

Floor Finish:

Extra Storage Space Available:

Water Drainage:

Utilities To Site:

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Known Encumbrances:

Backup Info:

Tenant Pays: **All Utilities**

Possession:

Sale Terms:

Investment:

Users:

Financial Information

Gross Rental Income:

Total Income/Month:

Total Income/Annual:

Annual Net Operating Income:

Net Operating Income Year:

Cap Rate:

Real Estate Taxes:

Tax Year:

Total Annual Expenses:

Expense Year:

Expense Source:

Loss Factor:

Lease Terms:

Total Lease Amount:

Broker Private Remarks:

Does seller agree to display on VOW?: **Yes**VOW AVM: **No**Listing Type: **Exclusive Right to Lease**Does seller agree to display online / Comments on IDX? : **Yes / Yes**Remarks on Internet?: **Yes**VOW Comments/Reviews: **No**Address on Internet: **Yes**Broker Owned/Interest: **No**

Lock Box:

Call for Rent Roll Info:

Cont. to Show?:

Expiration Date: **02/03/2027**Information: **24-Hr Notice Required**Showing Inst: **Use Showing Time, Appt. Required, 24 hr notice**Broker: **Smith's Real Estate Services, (94077) / (815) 432-2900**List Broker: **Tim Smith, ABR,e-PRO (940604) / tim@smithsrealestate.org**

CoList Broker:

More Agent Contact Info:

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NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12130906

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