

FOR SALE ±42,000 SF



705
N. COUNTRY FAIR DR.
CHAMPAIGN | IL

EXCLUSIVE BROKERS:

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BUILDING SNAPSHOT

Address: 705 N. Country Fair Dr., Champaign, IL

Land Size: 2.96 Acres

Year Built: 1995

Square Footage: ±42,000 SF

Construction: CTU

Clear Height: 30'



TENANT DATA

Building	Tenant	SF Occupied	Term Remaining (Months)	Current Rent Per Month	Rent/SF/Month	Rent/SF/Year
705 N Country Fair Dr	ETP Champaign Park, LLC	26,000	73	\$25,000.00	\$0.96	\$11.54
705 N Country Fair Dr	VACANT	16,000				
		42,000	41	\$25,000.00	\$1.09	\$13.05

Property Address	Building SF	Land Acres	Property Value	Value PSF	2026 NOI	CAP Rate
705 N Country Fair Dr., Champaign, IL 61821	42,000	2.96	\$3,700,000	\$88.10	\$426,062	11.52%

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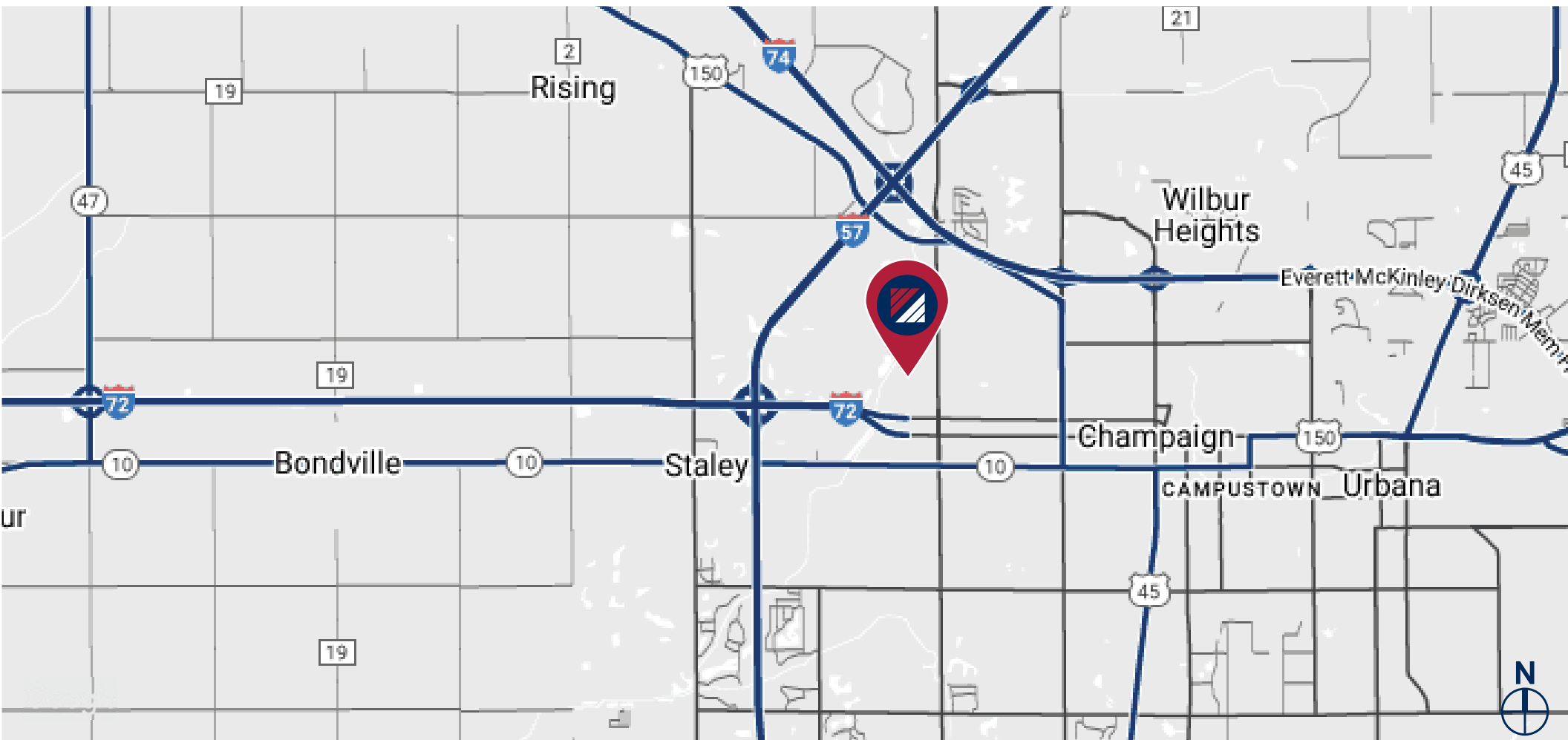
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LOCATION MAP



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