

# 805 E Perkins Rd



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## 805 E Perkins Rd

Urbana, IL 61802

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**1,077-16,975 SF Flex Space  
for Sale or Lease**

**ZACH WETHERELL, CCIM**

Illinois Licensed Real Estate Broker

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**[zach.wetherell@cbcdr.com](mailto:zach.wetherell@cbcdr.com)**



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201 W Springfield Ave. 11th Floor  
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217-352-7712

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## PROPERTY OVERVIEW

The subject property is a total of 16,975 SF and currently divided into three separate suites and sites on 1.22 acres of ground. The building was originally constructed in 1971 & added onto in 1989. The interior of the building was remodeled in 2022 & 2023, the exterior of the building was painted in 2024. Roof is new and was installed in 2019 and solar panels added in 2020. There is a fenced in lot on the east side of the building which Unit C has access to. The owner of the building occupies Unit A and would intend to vacate upon selling the building.

Landlord pays for normal electricity(AC, lights, outlets) and water usage. Tenant pays for gas(heating of the space), internet and phone service, trash and janitorial.

**Unit A:** \$11/SF/modified gross. It is a total of 10,600 SF with 3,760 SF of office and 6,840 SF of warehouse space. The warehouse space has 11' ceiling clear height and is heated. There are five overhead doors that vary in size (3-12'x10', 2-10'x10'). The office space is newly remodeled with up to six private offices, conference room, break area, three restrooms, open work space and an 888 SF loft area.

**Unit B:** \$900/month/modified gross. It is a total of 1,077 SF of warehouse space, no office space. It is heated but not cooled and there are no restrooms. This space could easily be combined with Unit A or C.

**Unit C:** \$12/SF/modified gross. This space is a total of 5,300 SF with 1,300 SF of office and 4,000 SF of warehouse. This space comes with an outside fenced in lay-down area. The office space has three offices, one restroom, kitchenette, and open work space. The warehouse has 11' ceiling clear height and is heated. There are two overhead doors (9'x10' and 10'x10').

## PROPERTY INFORMATION

ADDRESS	805 E Perkins Rd. Urbana, IL 61802
SALE PRICE	\$1,200,000
LEASE PRICE	\$11.00 or \$12.00/ SF Mod. Gross
TAX PIN	911-21-09-103-024
AVAILABLE SPACE	1,077-16,975 SF
BUILDING SIZE	16,975 SF
ZONING	B-3 General Business
RE TAXES	\$23,230.72



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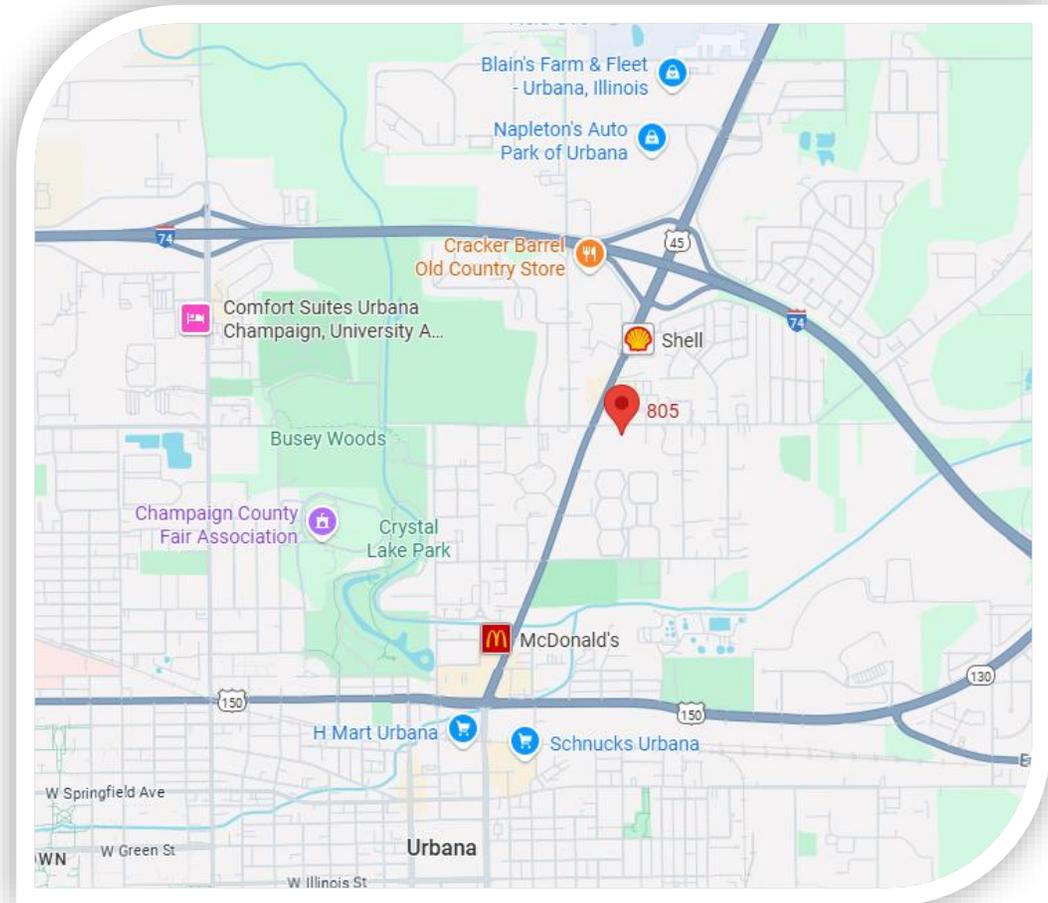
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## AREA OVERVIEW

The subject property is located along Perkins Road east of Cunningham Avenue and south of Interstate 74 in Urbana. The neighboring properties are Northgate Plaza, CIBM Bank, Crash Champion Collision Repair and Tatman's Towing.



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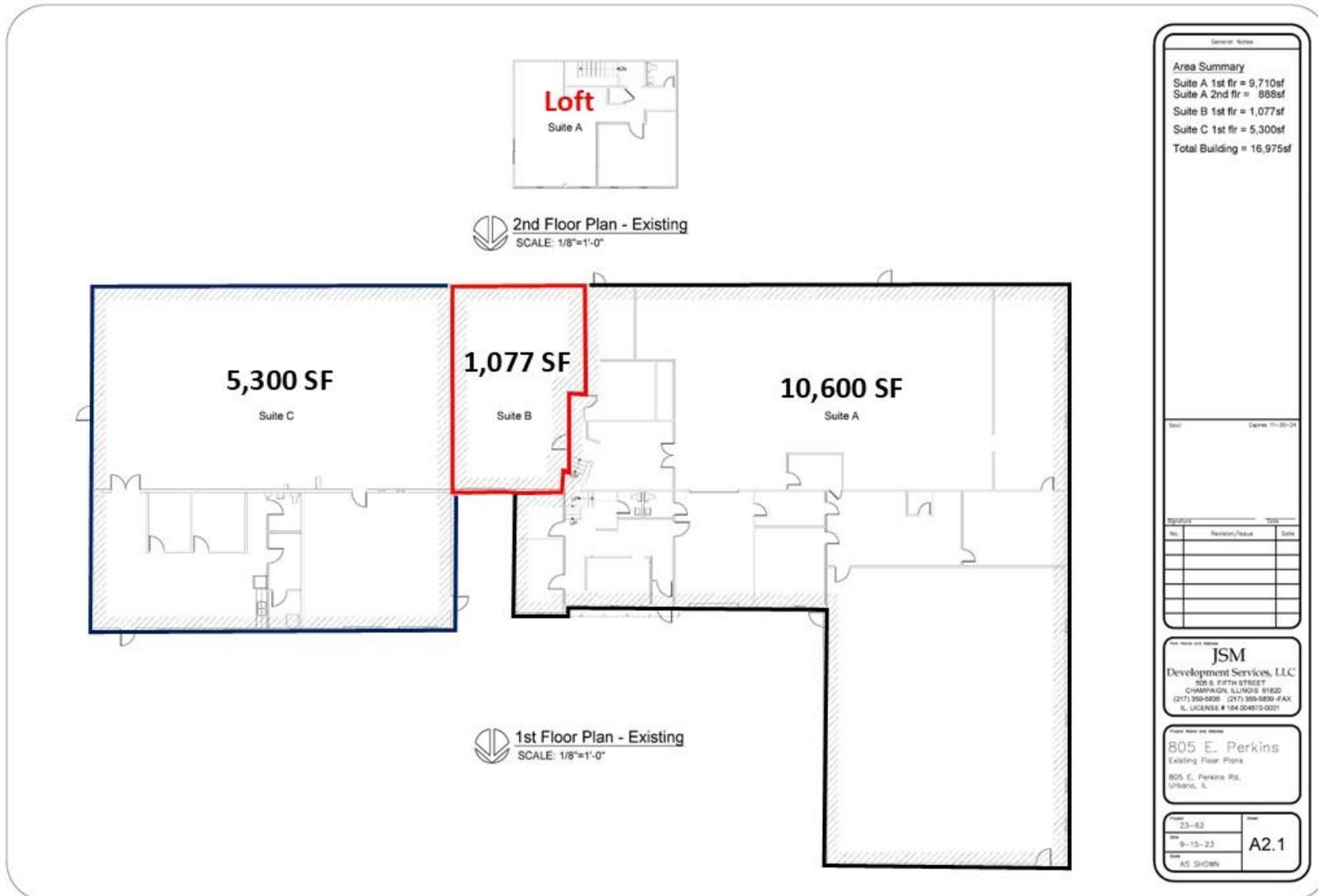
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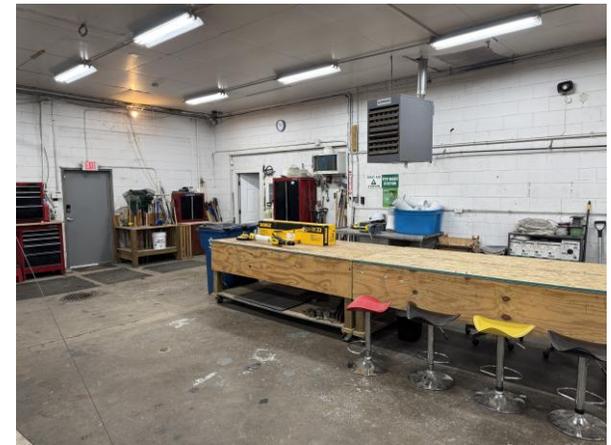
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