

OFFICE & WAREHOUSE BUILDING FOR SALE

\$2,500,000.00



408 South Neil Street
Champaign, IL



COLDWELL BANKER
COMMERCIAL

DEVONSHIRE
REALTY

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

THE OFFERING

Purchase Price	\$2,500,000.00
Building Size	+/- 17,170 SF
Lot Size	+/- 1.36 Acres
Year Built / Renovated	Ca. 1948 / 2000
Parking Spaces	69 Spaces
Zoning	CB1 – Central Business Urban Fringe
PIN	43-20-13-226-023
Real Estate Taxes (TY24)	\$45,405.04
Enterprise Zone	Yes

PROPERTY HIGHLIGHTS

- +/- 9,416 SF of Warehouse
- +/- 7,754 SF of Office
- Large Parking Field
- Centrally Located

408 S. Neil Street is a **±17,170 SF** commercial facility situated on approximately **1.36 acres**. The building consists of **±7,754 SF of office space** (±4,784 SF on the first floor and ±2,970 SF on the second floor) and **±9,416 SF of garage/warehouse space**.

The warehouse offers clear heights ranging from 13'3" to 15'2" and is equipped with three (3) 12'6" H x 13' W drive-in doors, three gas-fired unit heaters, and an integrated vehicle exhaust ventilation system designed for fleet or service operations.

The office area includes 13 private offices, a large open work area, conference room, break room, and four restrooms. The second floor is accessible via two stairwells and an elevator.

The building is served by 600 Amp, 208/120V, 3-phase electrical service with multiple distribution panels, as well as an on-site standby generator supporting critical circuits.

The property includes 69 striped parking spaces, with additional land area suitable for expanded parking or outdoor storage/laydown.

The property is centrally located along South Neil Street between Springfield Avenue and Green Street, providing direct access to both Downtown Champaign and the University of Illinois campus area. The location offers strong connectivity to the greater Champaign-Urbana market and is less than 2.5 miles from Interstate 74, with convenient access to I-57 and I-72. Surrounding uses include a mix of office, retail, and service-oriented industrial properties.

AERIAL



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712

PROPERTY PHOTOS



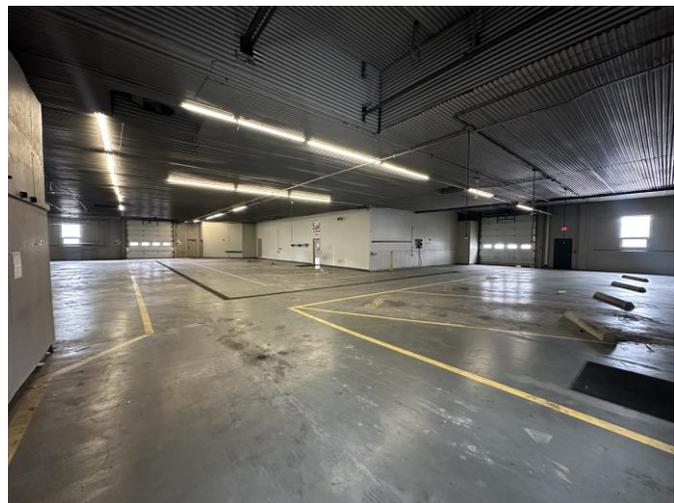
Office



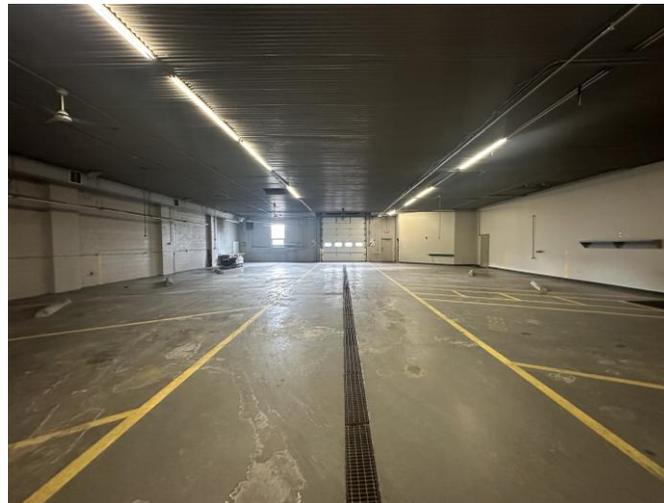
Office



Office



Warehouse

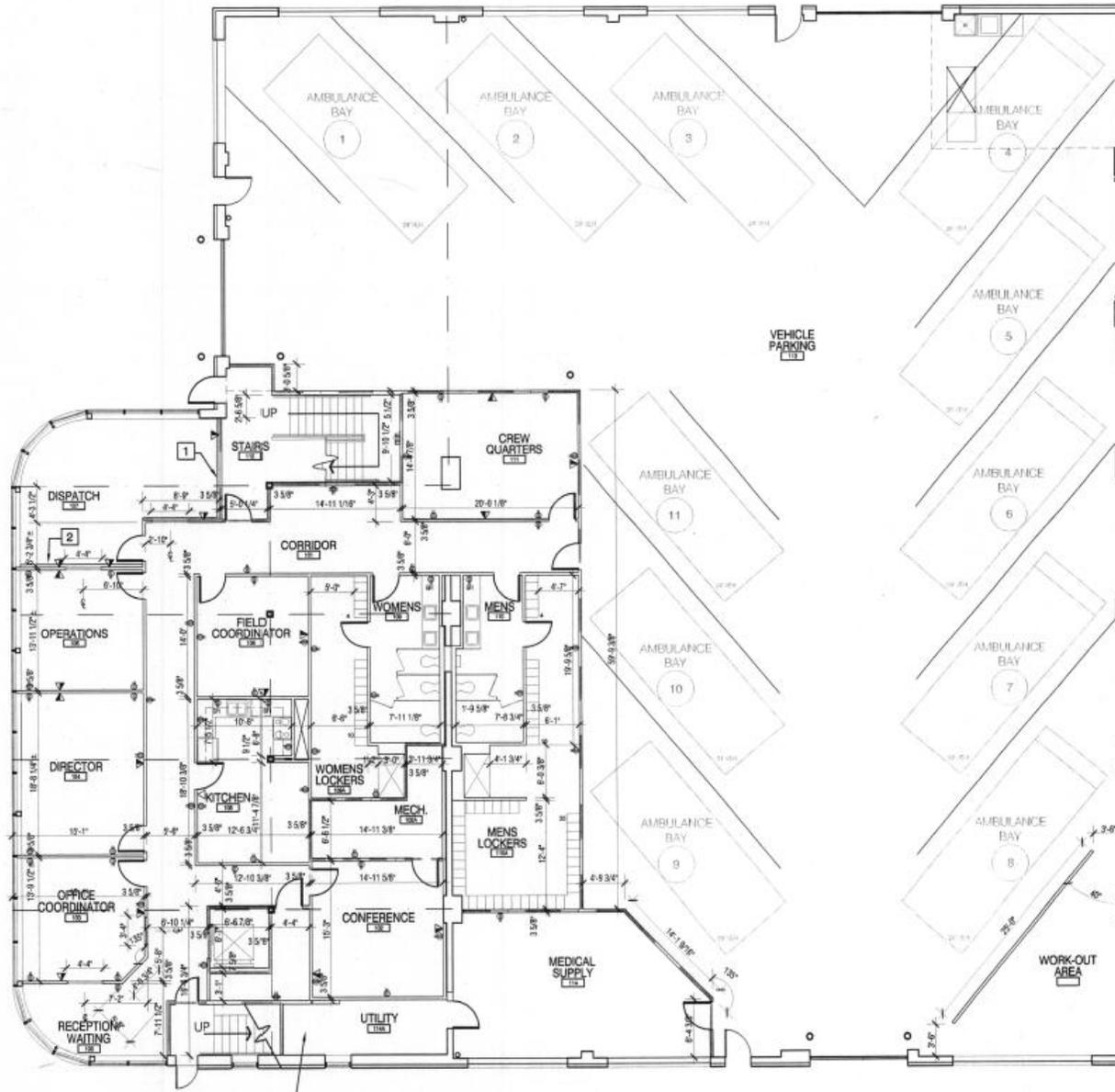


Warehouse



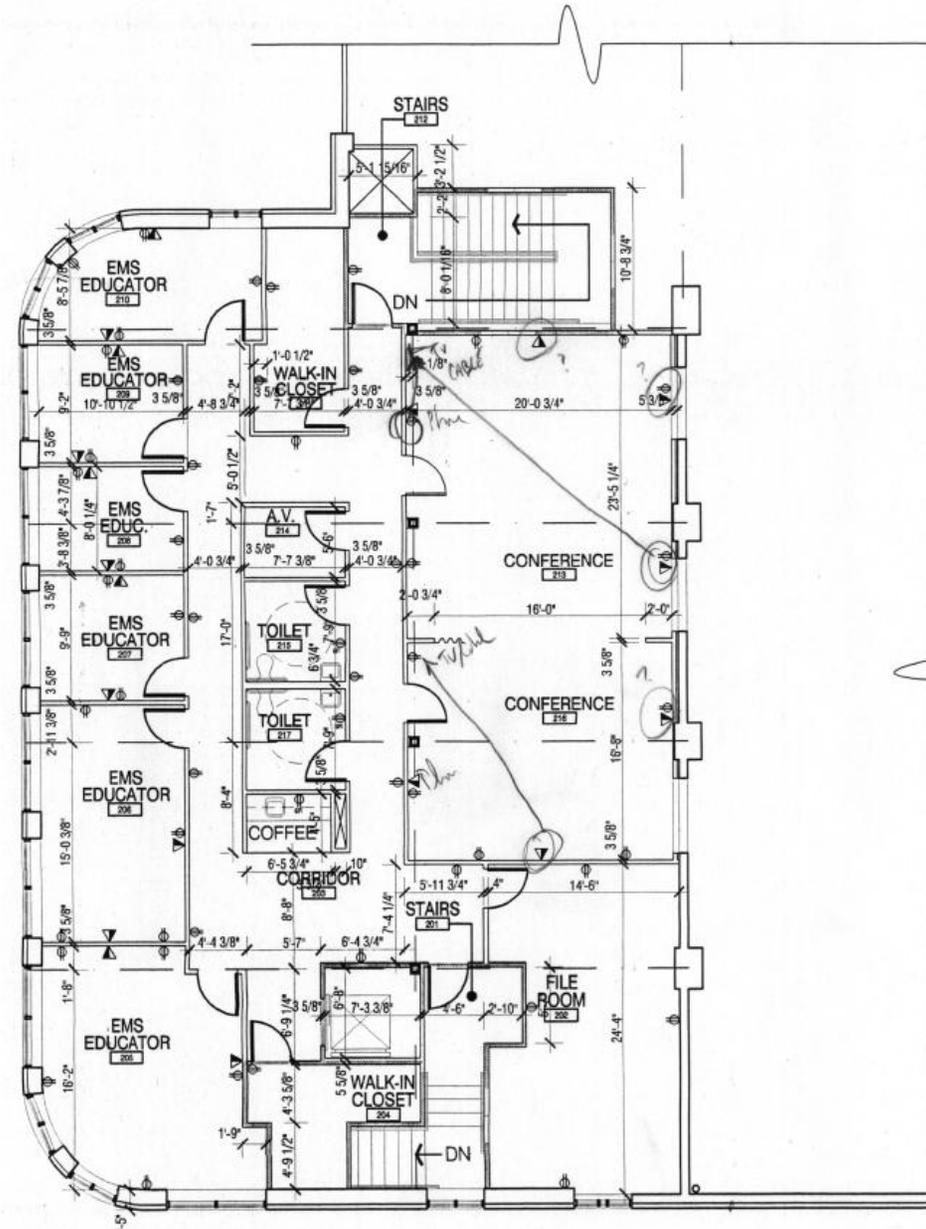
Storage

1st FLOOR BUILDING PLAN



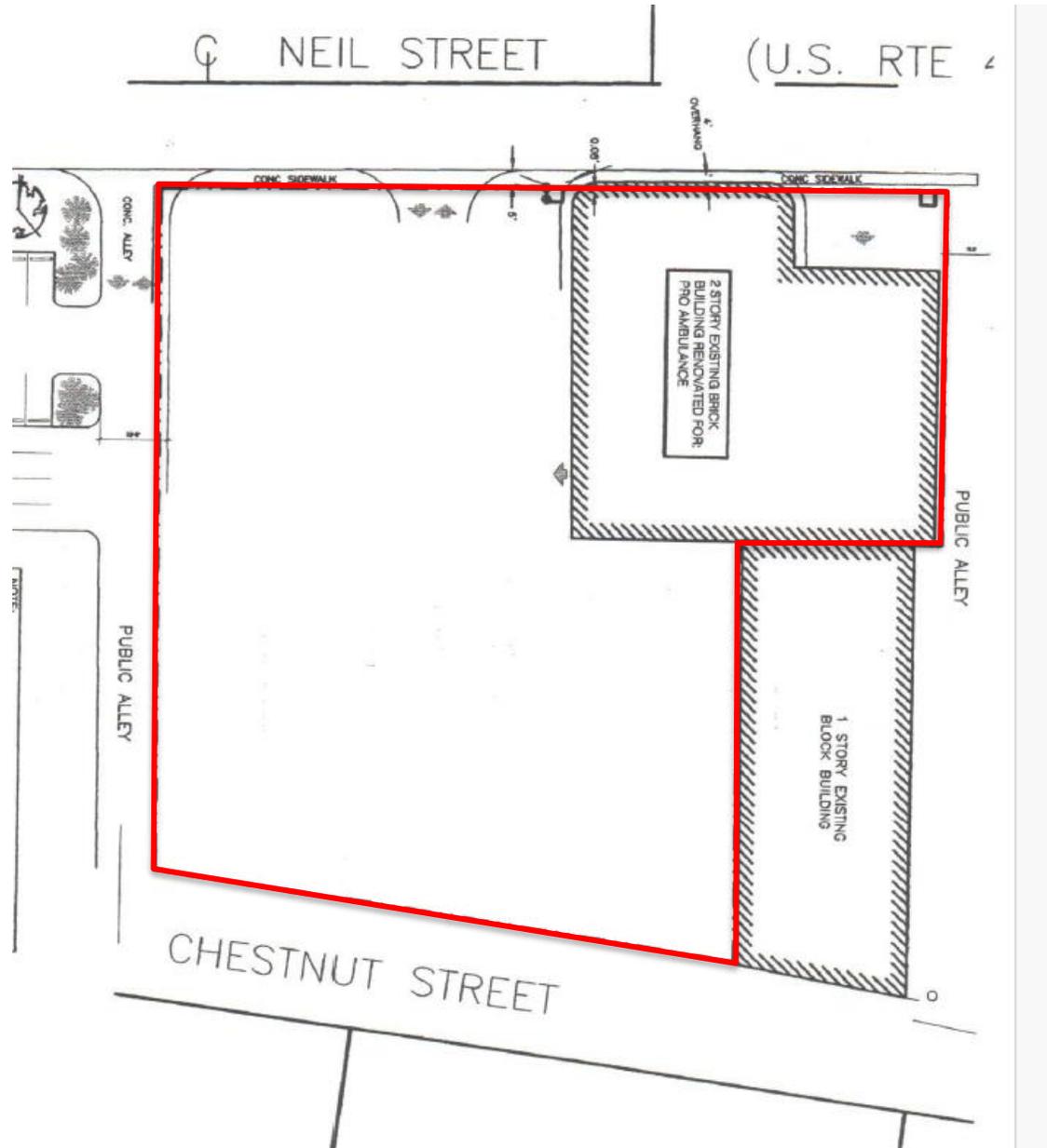
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

2nd FLOOR BUILDING PLAN



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

SITE PLAN



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

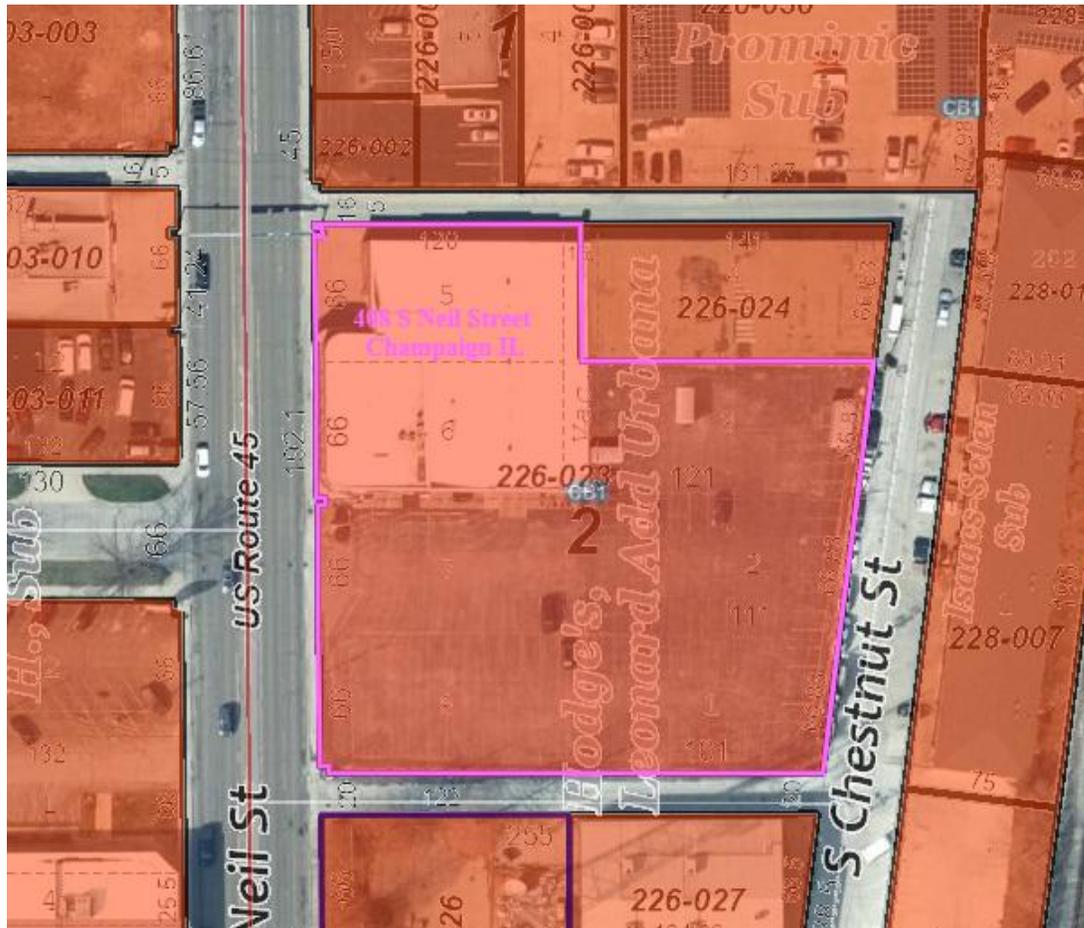
PLAT MAP



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712

ZONING



CB1 – Central District Urban Fringe

The primary purpose of the Central Business Urban Fringe District is to provide for medium intensity retail, service, and office development along with housing, parking, and institutional uses. This district is most suitable for areas in and around the commercial core of the city. This district is designed to provide for expansion of the urban built environment while also accommodating existing land uses and structures. This District allows medium intensity uses in terms of scale of buildings, traffic that is generated, and size of businesses. Due to its central location, diversity of transportation options, and the challenges parking requirement impose on urban development, this district allows individual property owners to determine the necessity of providing on-site parking.

CB1 Zoning Standards

- Maximum Height: 85'
- No Floor Area Ratio (FAR)
- No Open Space Reserves (OSR)
- No Setbacks

CONTACT INFORMATION



Josh Markiewicz, CCIM
217.403.3424
joshm@cbcdr.com



Coldwell Banker Commercial
Devonshire Realty
201 W. Springfield Ave. | 11th Floor
Champaign, IL 61820
217.352.7712

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.