



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

805 E Perkins

\$12.00-\$13.00 / SF / MOD. GROSS

FOR LEASE



805 E Perkins Rd

Urbana, IL 61802

1,077-16,975 SF

FLEX

LEASE PRICE

\$12.00-\$13.00 / SF

LEASE TYPE

Mod. Gross

BUILDING SIZE

16,975 SF

AVAILABLE SPACE

1,077-16,975 SF

TAX PIN

911-21-09-103-024

ZONING

B-3 (General
Business)

BUILDING CLASS

B

PROPERTY DESCRIPTION

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. 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: \$12/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: \$13/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 three overhead doors (2-9'x10' and 10'x10').

AREA DESCRIPTION

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.



ZACH WETHERELL, CCIM

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**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

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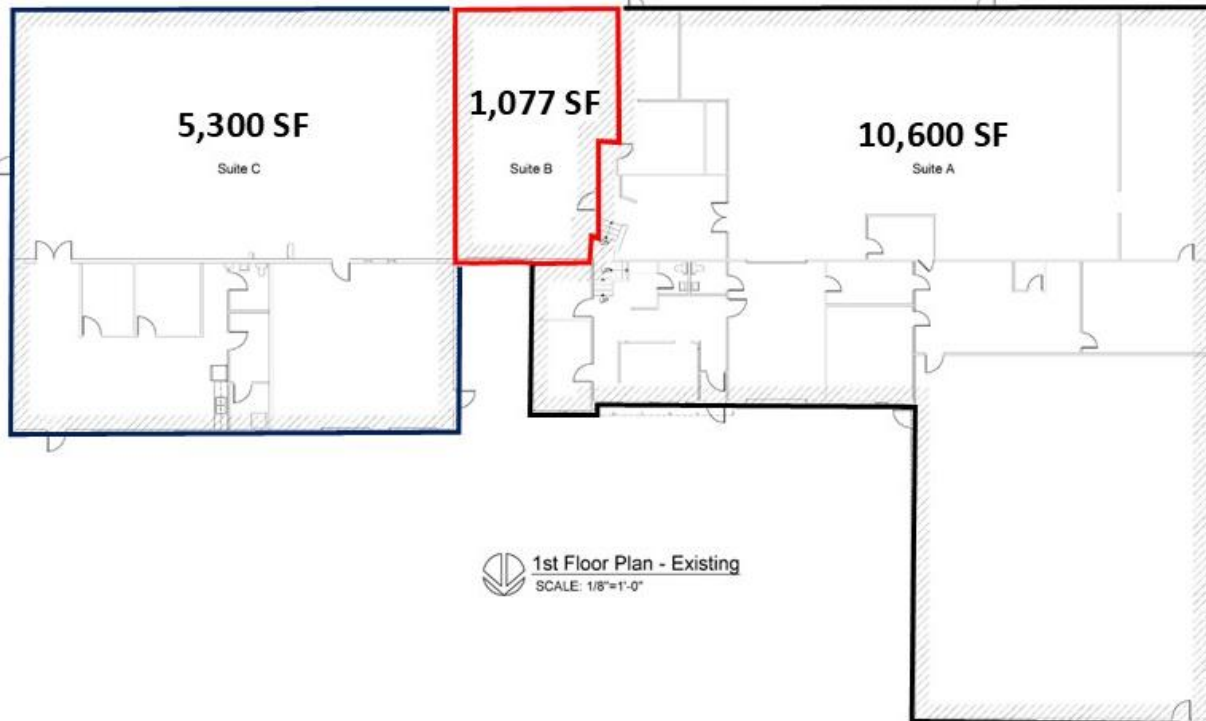
\$12.00-\$13.00 / SF / MOD. GROSS

**FOR
LEASE**

FLOOR PLAN



2nd Floor Plan - Existing
SCALE: 1/8"=1'-0"



1st Floor Plan - Existing
SCALE: 1/8"=1'-0"

Area Summary
Suite A 1st flr = 9,710sf
Suite A 2nd flr = 888sf
Suite B 1st flr = 1,077sf
Suite C 1st flr = 5,300sf
Total Building = 16,975sf

Sheet: 1 of 1 Date: 11-20-24

Signature		Title	
No.	Revision/Issue	Suite	

JSM
Development Services, LLC
105 S. FIFTH STREET
CHAMPAIGN, ILLINOIS 61820
(217) 359-0525 (217) 359-5839 FAX
ILL. LICENSE # 194.004870-0001

805 E. Perkins
Existing Floor Plans
805 E. Perkins Rd.
Urbana, IL

Project: 23-82
Date: 9-15-23
Scale: AS SHOWN
Sheet: **A2.1**



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