

INDUSTRIAL LOT FOR SALE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

INTERSTATE
74

< 1 MILE

45

Cunningham Ave. / US 45

SITE | ±1.08 ACRES

**3209 Cunningham Ave.
Urbana, IL 61802**

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**COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY
CHAMPAIGN, IL | 217.352.7712**



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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty is pleased to offer for sale this ± 1.08 -acre industrial tract located along N. Cunningham Avenue (U.S. Route 45) in North Urbana. The property features approximately 136 feet of frontage along Cunningham Avenue with direct access to the site.

The irregularly shaped parcel measures approximately 120' x 409' x 136' x 344'. A residence formerly occupied the property and has since been demolished, leaving the site available for future development. All utilities are available to the site.

Located outside the Urbana city limits, the property benefits from its unincorporated location while maintaining excellent access and visibility.

The property is strategically positioned along N. Cunningham Avenue (U.S. Route 45) in North Urbana, less than one mile from Interstate 74. The location provides convenient access throughout the Champaign-Urbana market and strong regional connectivity via I-74, I-57, and I-72.

Cunningham Avenue serves as a primary commercial and transportation corridor through Urbana, providing direct connectivity between I-74, North Urbana, and the surrounding communities. The property's combination of highway proximity, frontage, visibility, and location outside the city limits makes it well suited for a variety of industrial or commercial development opportunities.

PROPERTY INFORMATION

Address	3209 Cunningham Ave Urbana, IL 61802
Sale Price	\$350,000
Acreage	± 1.08 Acres
Zoning	I1, Light Industry
PIN(s)	25-15-33-402-005
RE Taxes	\$5,779.24 (2025 payable 2026) 2026 Assessment Appeal Filed



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AERIAL

GIS Webmap Public Interface Champaign County, Illinois



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Date: Tuesday, September 8, 2026



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OFFERING HIGHLIGHTS

- ±1.08 Acres
- I-1 Light Industry Zoning
- Less Than 1 Mile from Interstate 74
- Utilities Available to the Site
- Outside Urbana City Limits
- Direct Access from Cunningham Avenue