

Multiple Buildings totaling 43,820 SF on 8+ Acres

1720 W Anthony Dr, Champaign, Illinois 61821
Champaign County

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Basic Details

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|-----------------------|--------------|
| Listing No: | 2882 |
| Sale Or Lease: | For Sale |
| Property Type(s): | Industrial |
| Building Size (Sqft): | 43,820 Sqft. |
| Lot Size (Acres): | 7.63 Acre(s) |
| Sale Price: | \$3,500,000 |

Address

| | |
|----------------|-----------|
| Country: | US |
| State: | IL |
| County: | Champaign |
| City: | Champaign |
| Zipcode: | 61821 |
| Street Number: | 1720 |
| Street: | W Anthony |
| Street Suffix: | Dr |

Square Foot Information

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|-----------------------|--------------|
| Building Total Sqft: | 43,820 Sqft. |
| Total Sqft Available: | 43,820 Sqft. |
| Office: | 7,699 Sqft. |
| Warehouse: | 36,120 Sqft. |
| Min Divisible Sqft: | 7,040 Sqft. |
| Max Contiguous Sqft: | 25,020 Sqft. |

Facility Information

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|---------------------|---|
| Truck Dock: | 2 |
| Truck Dock Size: | 8' x 14' |
| Drive-In Doors: | 9 |
| Drive-In Door Size: | (1) 12'x14' (1) 12'x12' (1) 8'x10' (6) 14'x |
| Heating: | Throughout |
| Cooling: | Office |
| Insulated: | Yes |
| Sprinklers: | Yes |

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|-------------------|-----|
| Lighting: | LED |
| Men's Restroom: | Yes |
| Women's Restroom: | Yes |

Property Information

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|-----------------------|------------------|
| Parcel No: | 41-14-35-351-020 |
| Zoning: | GC |
| Zoning By: | Champaign |
| Prior Use: | Lumber Yard |
| Enterprise Zone: | Yes |
| Survey: | Yes |
| Parking: | 22 |
| Parking Surface Type: | Concrete |
| Property Tax: | \$39,947 |
| Tax Year: | 2022 |

Structural Data

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|------------------|---------------------|
| Year Built: | 2010 |
| Class: | A |
| Clearance Min: | 20 ft |
| Clearance Max: | 24 ft |
| Bay Spacing: | Clear Span |
| Style: | Steel Frame |
| Roof: | Metal |
| Exterior: | Metal |
| Floors: | 1 |
| Floor Type: | Reinforced Concrete |
| Floor Thickness: | 6" |
| Floor Drains: | Yes |

Land Measurements

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|-----------|--------------|
| Acres: | 8.63 Acre(s) |
| Frontage: | 750 ft |
| Depth: | 508 ft |

Utility Information

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|-----------------------------|-------------------|
| Water Provider: | Illinois American |
| Water Provider Location: | On Site |
| Sewer Provider: | Champaign |
| Sewer Provider Location: | On Site |
| Gas Provider: | Ameren IL |
| Gas Provider Location: | On Site |
| Electric Provider: | Ameren IL |
| Electric Provider Location: | On Site |
| AMPS: | 600 |
| Phase: | 3 |
| Low Volts: | 120 |
| High Volts: | 240 |

Transportation

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|-------------|---------------|
| Interstate: | I-57 and I-74 |
|-------------|---------------|