



JAMES BURCH

Commercial & Industrial Real Estate
Brokerage / Management Services
www.jamesburch.com

Champaign

1310 N. McKinley Ave.

Property For: **Sale / Lease**



DESCRIPTION

This 186,750 Sq. Ft. flexible warehouse facility is available for sale or lease. The site, located 1 1/2 blocks south of the I-74 and Prospect Avenue interchange, offers a tremendous potential for warehousing, distribution, or light manufacturing.

The facility was constructed in three phases from 1974 to 1986. All floors are six inch reinforced concrete and the ceiling heights range from twenty-four to twenty-eight feet with a fire sprinkler system. The buildings and ample trailer parking area are enclosed in a gated fence. The site also features rail access on the south side of the building.

MORE INFORMATION?

For additional information, please contact James Burch or John Kiser at **217-359-8333**. James Burch Real Estate is the agent for, and therefore represents, the Lessor.

SPECIFICATIONS

- Building #1** Pre-Cast Concrete, 104,250 Sq. Ft.
Built in 1974
2,000 Sq. Ft. of Office on (2) Levels
(12) Dock High Doors
(2) Overhead Doors
- Building #2** Steel Building: 31,836 Sq. Ft.
Built in 1984
(4) Dock High Doors
- Building #3** Steel Building: 50,089 Sq. Ft.
Built in 1986
1,941 Sq. Ft. Office & a Mezzanine Level
(10) Dock High Doors
- Lot Size:** 10.41 Acres (Approx.)
- Zoned:** I-1 Light Industrial
- R.E. Taxes:** \$102,285.76 (2004 Payable 2005)
- PIN:** 41-20-02-476-004
41-20-02-476-008
- Lease Price:** \$3.50/sq.ft. NNN
- Sale Price:** Owner would consider selling.