



**BURCH KISER  
REAL ESTATE, LLC**

**Champaign**  
**1310 N. McKinley Ave.**

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

Property For: **Lease**



**DESCRIPTION**

This 190,328 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.

**Available July 2010**

**MORE INFORMATION?**

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

**SPECIFICATIONS**

<b>Building #1</b>	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
<b>Building #2</b>	Steel Building: 31,836 Sq. Ft. Built in 1984 (4) Dock High Doors
<b>Building #3</b>	Steel Building: 50,089 Sq. Ft. Built in 1986 1,941 Sq. Ft. Office & a Mezzanine Level (10) Dock High Doors
<b>Lot Size:</b>	10.41 Acres (Approx.)
<b>Zoned:</b>	I-1 Light Industrial
<b>PIN:</b>	41-20-02-476-004 41-20-02-476-008
<b>Lease Price:</b>	\$3.45/sq.ft. NNN
	NNN Estimate 2010: \$0.864 per Sq. Ft.

