

JB**JAMES BURCH**

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

Champaign

2702 N. Mattis Ave.

Property For: **Lease**

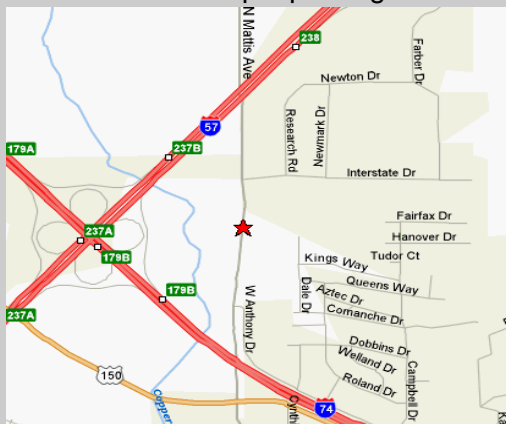


DESCRIPTION

SPECIFICATIONS

Attractive building with professional front office space and flexible climate controlled production space. The location of this building is enhanced by great access to the Interstate System.

The building, originally designed as a printing plant, was constructed in two sections, with the front 5,000 Sq. Ft. being built in the late 1960's and the rear 10,000 Sq. Ft. built in the early 1980's. The building has been updated with modern mechanical systems and has been well maintained. The building also has drive-in overhead doors, one truck high loading dock, 6" concrete floors and ample parking.



LOT SIZE:	91.5' X 485'=44,377 Sq. Ft.
BUILDING:	15,000 Total Sq. Ft.
FRONT:	5,000 Sq. Ft. of Office and Production Space
BACK:	10,000 Sq. Ft. of Heated and Air-Conditioned Production Space, Drive-in OH Doors and (1) Truck-High Loading Dock
TRAFFIC:	14,600 (IDOT 2001)
ZONED:	I-1 Light Industrial (Champaign County)
PIN:	12-14-35-301-005
TAXES:	9810.98 (2004 Payable 2005)
LEASE PRICE:	\$4.50 / sq. ft.NNN

MORE INFORMATION?

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