



**BURCH KISER
REAL ESTATE, LLC**

Champaign
2801 Gemini Ct.

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

Property For: **Sale**



DESCRIPTION

Shop Building

Flexible office/shop building built in 1999 with a warehouse addition in 2005. The building is pole frame with a metal exterior containing 7 overhead doors. The property features a large concrete parking/yard area (partially fenced).

Great opportunity for contractors, services, or other light industrial users.



SPECIFICATIONS

Lot Size:	1.24 Acre
Building Size:	9,024 Sq. Ft.
Office:	1,435 Sq. Ft.
Main Warehouse:	4,707 Sq. Ft. (16 ft Ceiling) (Radiant Heat)
Warehouse addn:	2,880 Sq. Ft. (12 ft Ceiling) (No Heat)
PIN:	41-15-31-301-014
RE Tax:	\$5,116.26 (2008 pay 2009)
Zoned:	I-1 Light Industrial
Price:	\$475,000

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.

