



**JAMES BURCH**

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

# Champaign

## 3102 Research Rd.

Property For: **Lease**



### DESCRIPTION

#### Interstate Research Park

Flexible office and shop/storage space with convenient interstate access, good parking, and O.H. door access into the shop.

### SPECIFICATIONS

- Available Space:** 8,728 Sq. Ft.
- Office Space:** 2,166 Sq. Ft.
- Shop/Storage:** 6,562 Sq. Ft.  
1 O.H. Door
- Zoned:** I-1 Light Industrial
- RE Tax:** Prorate \$18,360.10 x 62%
- PIN:** 41-14-35-100-018
- Price:** \$3,600/mo NNN

### MORE INFORMATION?

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

