



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: Up to 4,728 Sq. Ft.

Office Space: 2,166 Sq. Ft.

Shop/Storage: 2,562 Sq. Ft.
Access to 1 O.H. Door

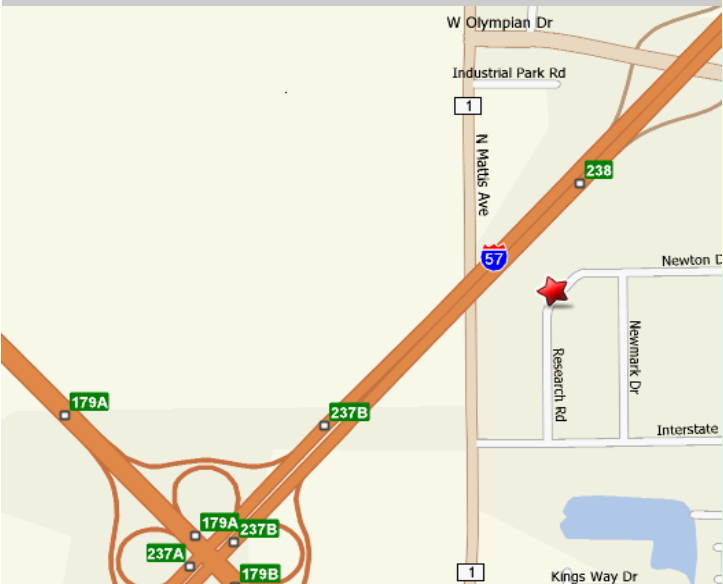
Zoned: I-1 Light Industrial

RE Tax: Pro-rata share

PIN: 41-14-35-100-018

Price: \$2,900/mo NNN

Additional Storage: 4,000 Sq. Ft. at additional cost of \$4.00 / Sq. Ft. 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.