



JAMES BURCH

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

Champaign
3400 N. Mattis Ave.

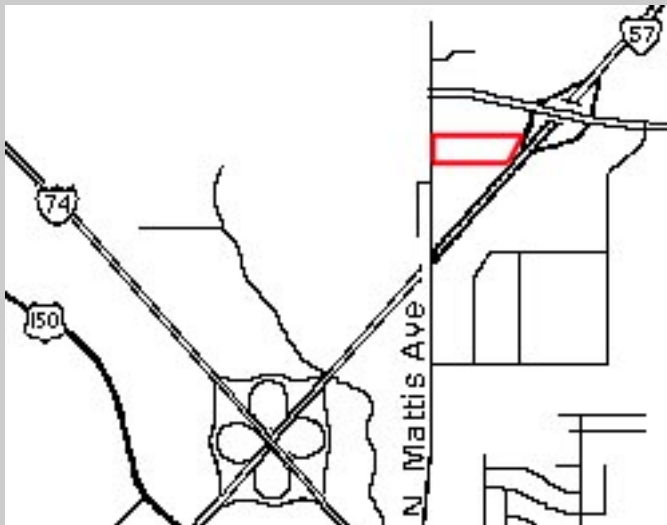
Property For: **Sale / Lease**



DESCRIPTION

The property has excellent visibility from Interstate 57 with a volume of over 27,000 cars daily. Access to Interstate 57 and 74 is complemented by the adjoining Olympia Drive interchange. County zoning and taxing make this a favorable site.

MAP



SPECIFICATIONS

- Location:** On North Mattis Avenue, adjacent to I-57 & the Olympia Drive interchange.
- Lot Size:** 3.4 Acres Available
- Zoning:** I-1 (Light Industrial), Champaign County
- PIN:** 12-14-35-100-050
- Utilities:** All utilities available to site.
- Price:** \$3.50 per Sq. Ft.

Owners will consider dividing parcel.

MORE INFORMATION?

For additional information, please contact James Burch or John Kiser at **217-359-8333**.
Property is broker-owned.