



# JAMES BURCH

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

# Urbana

  
**406 Anthony Dr.**

Property For: **Sale or Lease**



## DESCRIPTION

The property has I-74 visibility and easy access to the Cunningham / I-74 interchange. The building has an efficient floor plan and features an abundance of parking. The large parking lot also gives the building expansion capabilities.

## SPECIFICATIONS

**Lot Size:** Lot 2: 32,500 sq. ft.  
Lot 3: 39,400 sq. ft.  
Lot 3 is improved with an asphalt parking lot with about 86 spaces.

**Building Size:** 8,160 sq. ft.  
Office: 2,400 sq. ft.  
Shop: 5,760 sq. ft.  
Insulated and heated  
Ceiling Height: 16'  
(3) OH Doors (2-12'x14', 1-10'x10')

**2 Storage Sheds:** 24' x 24' = 960 sq. ft.  
24' x 48' = 1,152 sq. ft.

**PIN #'s:** Lot 2: 91-21-05-277-009  
Lot 3: 91-21-05-277-010

**R.E. Taxes:** Lot 2: \$3,406.96 (2005)  
Lot 3: \$ 785.08 (2005)

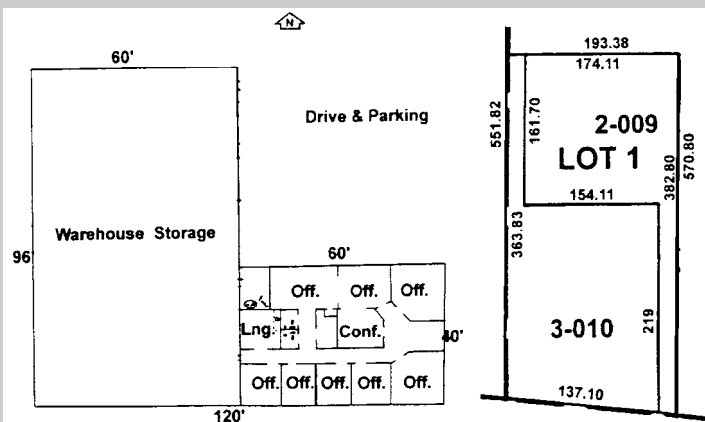
**Zoned:** B-3, City of Urbana

**Price:** \$ 499,000

**Lease:** \$7.00 / sq. ft. NNN

### FLOORPLAN

### PLAT



### 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.