



**BURCH KISER
REAL ESTATE, LLC**

4812 N. Cunningham Ave.

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

Property For: **Lease**



DESCRIPTION

This 16,000 sq. ft. building is conveniently located on Route 45, just north of Interstate 74. The building features 5 overhead doors and two loading docks. Ample parking is provided for cars and trucks. Excellent opportunity for a truck shop, distribution, or service business.

SPECIFICATIONS

- BUILDING SIZE:** 16,000 Sq. Ft. (80' X 200') with 1,100 Sq. Ft. of Office
- AMENITIES:** (5) 16' High OH Doors, Truck Dock well for 2 dock high doors have been filled in, but could be reactivated, Warehouse is Insulated, and heated with Oil Burning Furnaces
- UTILITIES:** Well, Septic, and Propane
- ZONED:** B-4 General Business in Champaign County
- LEASE PRICE:** \$3.60 per Sq. Ft. NNN



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.