



JAMES BURCH

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

Urbana

4812 N. Cunningham Ave.

Property For: **Lease**



DESCRIPTION

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

MAP



SPECIFICATIONS

- BUILDING SIZE:** 16,000 Sq. Ft. (80' X 200') with 1,100 Sq. Ft. of Office
- AMENITIES:** (2) 16' X 18' OH Doors
(2) Truch High Dock Door
Warehouse is Insulated, but Unheated
- ZONED:** B-4 General Business in Champaign County
- LEASE PRICE:** \$3.50 per Sq. Ft. Net

MORE INFORMATION?

For additional information, please contact James Burch, John Kiser, or Nathan Butcher at **217-359-8333**. James Burch Realty is the agent for and therefore represents the Lessor.