



JAMES BURCH

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

Champaign

804 N. Elm Street

Property For: **Sale or Lease**

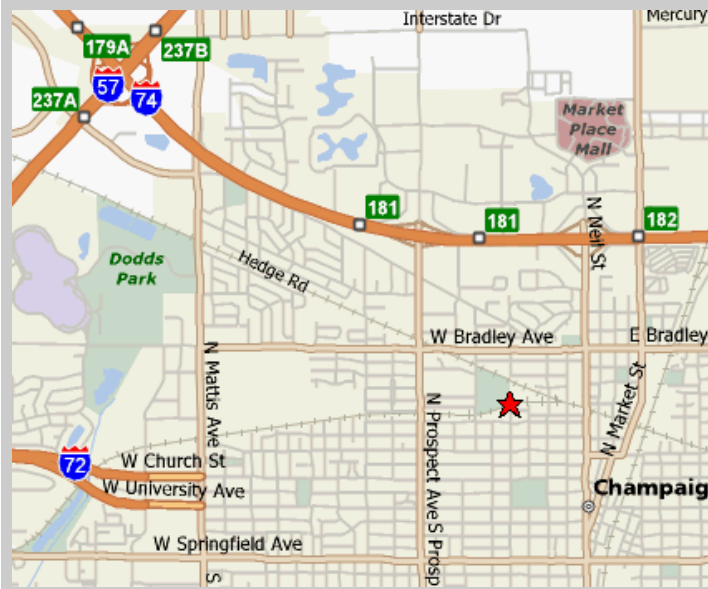


DESCRIPTION

Office / Warehouse

Steel frame / steel truss building on a poured concrete slab with a steel sloped roof and 18' ceiling height. Bordered on the north and south by the Penn Central and ICG railroads.

Lease information: South bldg.: 1-year lease with three (3) 1-year options (Landlord cancellation clause). Contact listing agent for details.



SPECIFICATIONS

Lot Size:	1.64 Acres
Building Size:	32,800 sq. ft. total
North Warehouse:	80' x 160' = 12,800 sq. ft. 2 x Drive-in Doors, 14' High 2 x Dock-high Doors Office: 441 sq. ft. Office 2nd Floor: 441 sq. ft.
South Warehouse:	125' x 160' = 20,000 sq. ft. 2 x Drive-in Doors, 14' High 2 x Dock-high Doors Office: 1,600 sq. ft.
HVAC:	Central air, forced-air gas heat (Office), Infrared radiant & gas Reznor heat (Whse)
PIN:	42-20-12-133-002
R.E. Tax:	\$17,694 (2004 pay 2005)
Zoning:	CI - Commercial Industrial, City of Champaign
Lease Price:	\$3.00 / sq. ft. + Utilities
Sale Price:	\$650,000

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.