



JAMES BURCH

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

Champaign Interstate Research Park

Property For: **Sale**

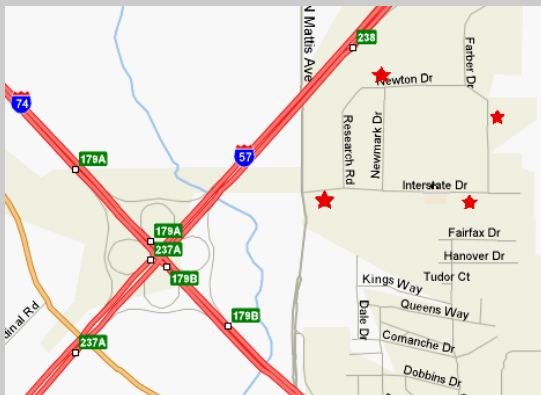


DESCRIPTION

Interstate Research Park

Northwest Champaign's Interstate 57 Corridor

Interstate Research Park is located in Northwest Champaign at the intersection of I-57 and Olympian Drive. From this exit, your company has immediate access to I-57 and is accessible to either I-72 or I-74 within a few miles. Olympian Drive has recently been improved from Mattis Ave. to Market Street, and will eventually be expanded to N. Cunningham Ave. Interstate Drive is now open, connecting Mattis Ave. with N. Prospect Ave., giving the park excellent access to the N. Prospect district and Market Place Mall for shopping and dining. The 5 pieces of property remaining in the park are For Sale or the owner would Build-to-Suit. All utilities are in the park and accessible to the properties.



Larger map on back.

SPECIFICATIONS

All lots zoned I-1 Light Industrial.

1. SE corner of Mattis & Interstate Dr.

Lot size: 4.8 Acres (Approx. 209,355 sq. ft.)
PIN: To Be Assigned
R.E. Taxes: Taxed as Farm Ground
Price: \$6.00/sq.ft (\$1,256,130)

2. 1408 Newton Dr.

Lot Size: 2.31 Acres (Approx. 100,425 sq. ft.)
PIN: 41-14-35-126-004
R.E. Taxes: \$205.64 (2004 Payable 2005)
Price: \$2.25/sq.ft. (\$225,956)

3. 3002 Farber Dr.

Lot Size: 2.43 Acres (Approx. 105,730 sq. ft.)
PIN: 41-14-35-100-082
R.E. Taxes: \$162.26 (2004 Payable 2005)
Price: \$2.25/sq.ft. (\$237,892)

4. 1411 Interstate Dr.

Lot Size: 3.1 Acres (Approx. 136,237 sq. ft.)
PIN: 41-14-35-329-006
R.E. Taxes: \$6,644.02 (2004 Payable 2005)
Price: \$2.25/sq.ft. (\$306,533)

MORE INFORMATION?

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

