

Office/Warehouse For Lease



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COMMERCIAL**

DEVONSHIRE REALTY

**3808 W. Springfield Ave.
Champaign, IL 61822**



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Office/Warehouse For Lease

Property Description

3808 W. Springfield Avenue is a multi-tenant office/warehouse (flex) building in west Champaign that was constructed in 2005. Currently, Suite A (west endcap) is available for lease and is 3,188 SF. The space is currently broken demised into 960 SF of office space and 2,228 SF of fully conditioned warehouse space. The office space features 1 private office, open office area, breakroom, restroom with shower, and a vestibule. Ownership has recently had the carpets cleaned and office painted. The warehouse space (2,228 SF) is fully conditioned and has two drive in doors (12'h x 10'w (west) & 12'h x 14'w (north)) and features 14'8" clear heights. Tenant is responsible for 25% of the snow/ice removal and sanitary sewer fees.

The subject property is located in west Champaign along Springfield Avenue (IL-Route 10) and is just east of Staley Road. The location provides good access to Interstate 57, 74, and 72.

OVERVIEW

Address:	3808 W. Springfield Ave Champaign, IL 61822
Suite:	Suite A
Lease Price	\$2,600.00/Mo Mod Gross
Available Space:	3,188 SF
Building Size	11,690 SF
Zoning	B-4 – General Business (county)



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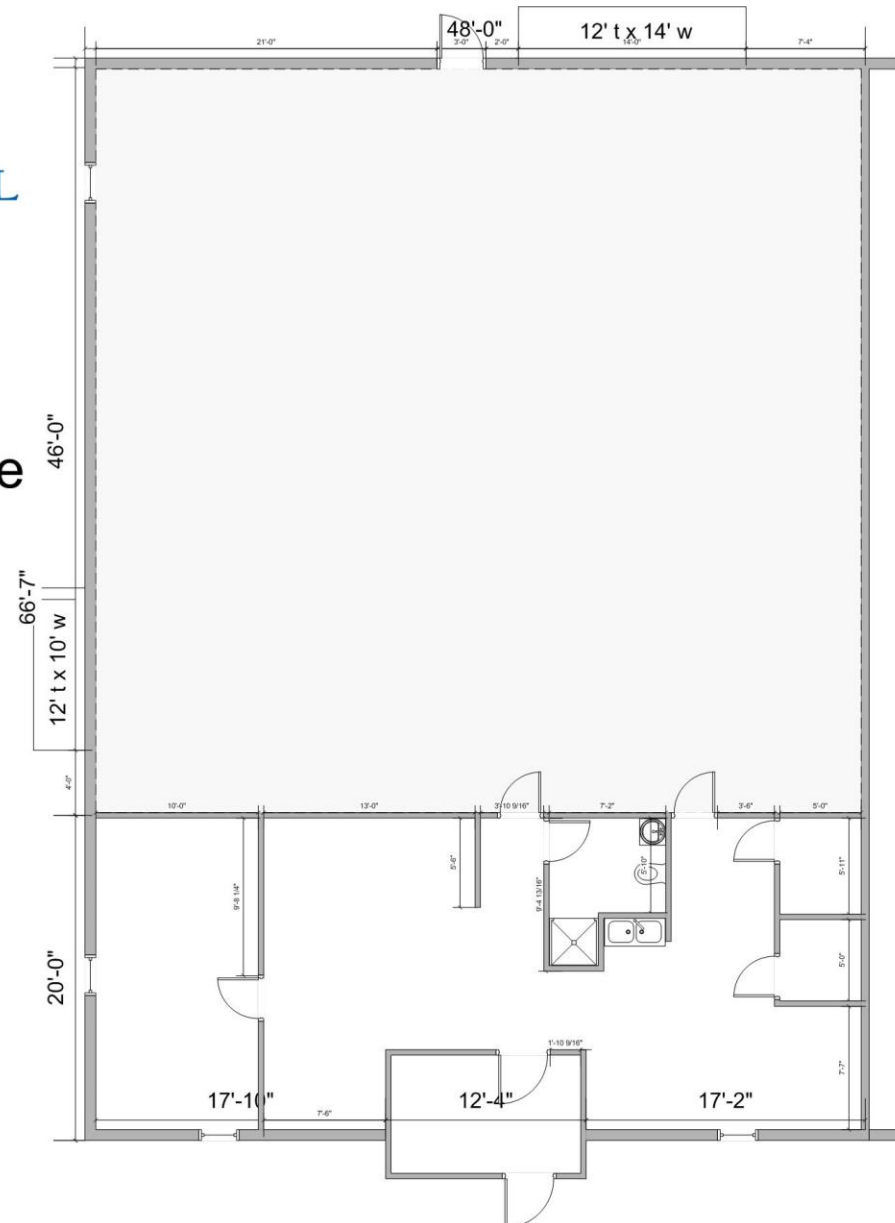
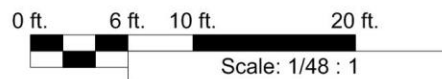
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CONTACT INFORMATION



DEVONSHIRE REALTY

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