



**FOR LEASE**



## 3808 W. Springfield Ave,

Champaign, IL 61822

2,727 SF

OFFICE/WAREHOUSE

### LEASE PRICE

\$11.00 / SF

### LEASE TYPE

Modified Gross

### TAX PIN

03-20-09-352-013

### RE TAXES

\$15,139.50 (2019)

### AVAILABLE SF

2,727

### BUILDING SF

11,554

### YEAR BUILT

2005

### ZONING

B-4 General Business

## PROPERTY DESCRIPTION

3808 W. Springfield Avenue is a multi-tenant office/industrial flex building. Suite D (2,727 SF) is the east end-cap and is split between office space (1,055 SF) and a large open industrial/warehouse space (1,672 SF). The office space has a reception area, 2 offices, a conference room, bathroom, kitchenette/copy area, and gas A/C and heat. The industrial/warehouse area is heated by electric heat and provides a 14' overhead door, additional storage space of 240 SF in the mezzanine, and a ceiling clear height of 14'8".

## AREA DESCRIPTION

The subject property is located in west Champaign along Springfield Avenue (Route 10) and just to the east of Staley Road. It provides quick and convenient access to Interstate 57/72/74. The area consists of industrial, warehouse, distribution and office users.



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**AERIAL**

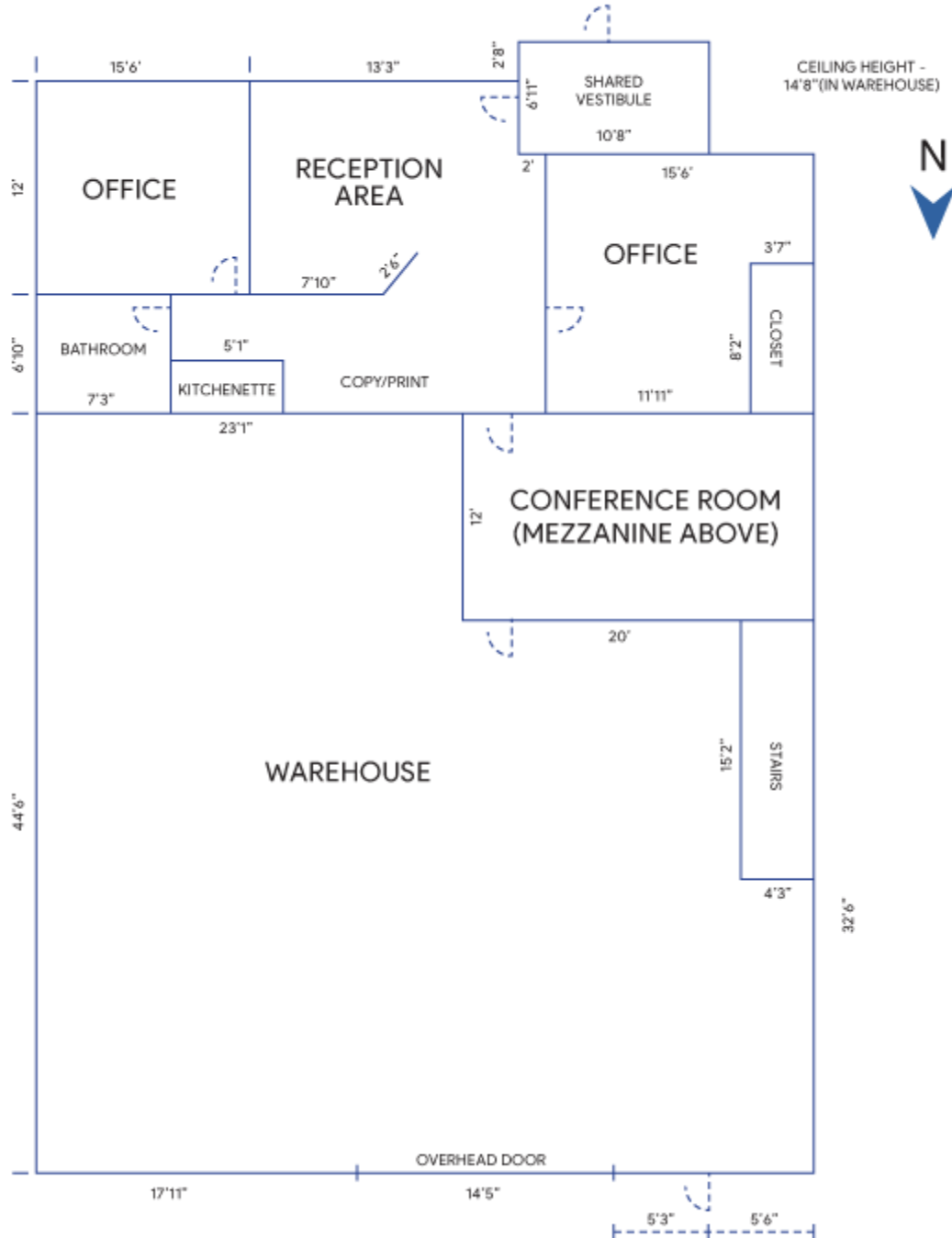


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**FLOOR PLAN**



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