



**COLDWELL
BANKER
COMMERCIAL**

DEVONSHIRE REALTY

GALLO 72, HOW BUSINESS PARK

\$425,000



INDUSTRIAL

FOR SALE



2702 Hundman Drive

Suites 6/7 - Champaign, IL 61822

5,420 SF

WAREHOUSE

SALE PRICE

\$425,000

TOTAL UNITS

2

BUILDING SIZE

5,420 SF

YEAR BUILT

2015

TAX PIN

41-20-10-326-014, 015

ZONING

I1

PARKING

Shared

TAXES

\$9,957.10

PROPERTY DESCRIPTION

These two units are connected that create a total of 5,420 SF of Office/Warehouse space. The larger of the two units is completely heat and air conditioned with large overhead door access. This unit is wide open presently being used as a work area with shelves for easy access to the products. The second unit has an office, restroom, and kitchen area. These are the only areas with HVAC, the storage warehouse also has large overhead door. All the parking lot, lawn care, and snow removal is done through the Gallo Development Association, which all of these properties are members. Ready to move in!

AREA DESCRIPTION

Located in HOW Business Park in Champaign. This subdivision is light industrial, and the location has great access to Champaign and Urbana with I74 and I57, the major interstate. In addition, located near Parkland College and the University of Illinois, a university that holds a student body of 50,000.



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