OFFERING MEMORANDUM



2906 W. Clark St., Champaign, IL 61822

11,770 SF Flex Industrial Sale or Lease

ZACH WETHERELL, CCIM

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PROPERTY OVERVIEW



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Property was constructed in 1999 using steel and masonry construction. Building is equipped with a sprinkler system and alarm system. Office space consists of reception area, large conference rooms, large kitchen area, ADA restrooms, lab space, server room, and multiple individual offices. Warehouse has 20' clear height ceilings, overhead heaters and two overhead doors (12'W x 14'H). Two separate electrical services feed the building each with 3-phase, 400 amp, 120/208 volt power for a combined 800 amp service. The warehouse space is about 6,000 SF with the remaining balance as office space. Parking lot is concrete with 18 parking spaces.

DISCLOSURE

Seller will convey tile to the Property or Buyer by a special or limited warranty deed, subject to a restriction that for a period of twenty (20) years following the conveyance, the Property may not be used for the sale or distribution of agricultural chemicals, seed, or fertilizer.

PROPERTY INFORMATION			
ADDRESS	2906 W. Clark, Champaign, IL 61822		
SALE PRICE	\$645,000.00		
LEASE PRICE	\$6.50/SF/NNN		
TAX PIN	41-20-10-300-024		
RE TAXES	\$16,978		
LOT SIZE (ACRES)	0.58		
BUILDING SIZE	11,770 SF		
ZONING	IN-1 Light Industrial		
YEAR BUILT	1999		
PARKING	18 Spaces		
OFFICE SPACE	+/- 5,770 SF		
WAREHOUSE SPACE	+/- 6,000 SF		
LOT SIZE	0.58 AC		
DRIVE-IN DOORS	2 (12' W x 14'H)		
CLEAR CEILING HEIGHT	20'		
HVAC	Forced Air Office Only		
SPRINKLER	Wet System		
POWER	800 AMP, 120/208 V, 3-Phase		
RAIL ACCESS	No		
HEATING WAREHOUSE	Overhead Heaters-Gas		
SERVER ROOM	Yes		

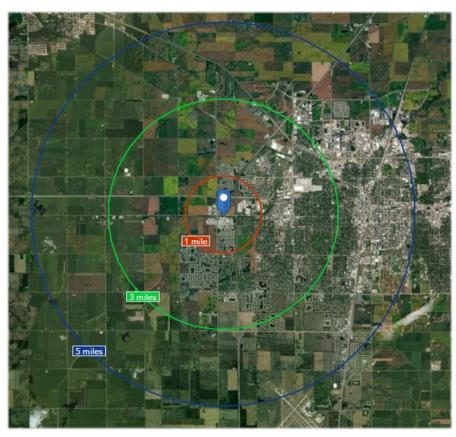
Lot 20 Year Non-Compete Clause

AREA OVERVIEW



AREA OVERVIEW

Property is located in west Champaign in HOW Business Park off of Duncan Avenue and north of Springfield Avenue. Area was developed as a light industrial park consisting mainly of contractors, businesses in the trades, and service industry. Caterpillar has the largest building in the park. Most buildings in the park consist of metal buildings with decretive facades. Location has easy access to Interstates 57/72/74.



DEMOGRAPHICS

POPULATION	3-MILES	5-MILES	10-MILES
2010 Population (Census)	44,343	106,409	163,711
2018 Population	47,399	115,221	176,281
2023 Population (Projected)	49,257	120,752	184,380
HOUSEHOLDS	3-MILES	5-MILES	10-MILES
2010 Households (Census)	2,040	41,465	66,020
2018 Households	2,320	45,337	71,465
2023 Households (Projected)	2,466	47,827	75,026
INCOME	3-MILES	5-MILES	10-MILES
2018 Median HH Income	\$63,069	\$41,278	\$46,225
2018 Per Capita Income	\$37,432	\$27,937	\$29,937

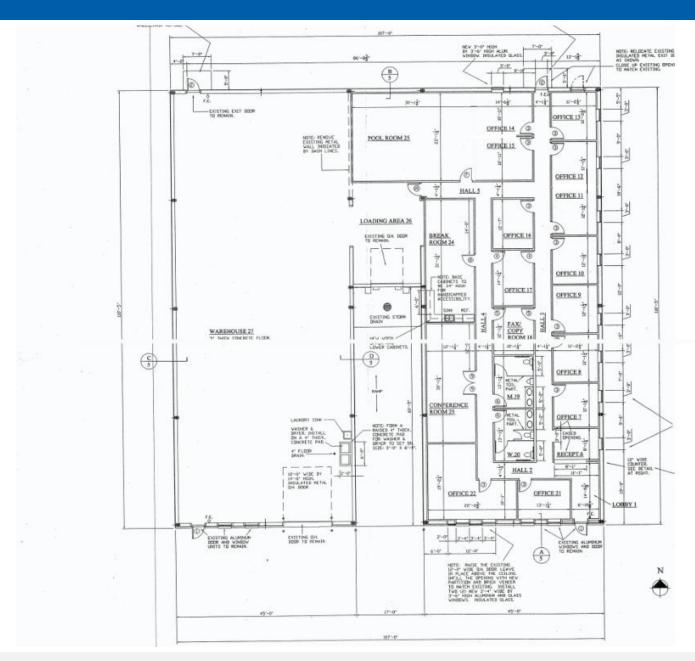
AERIAL





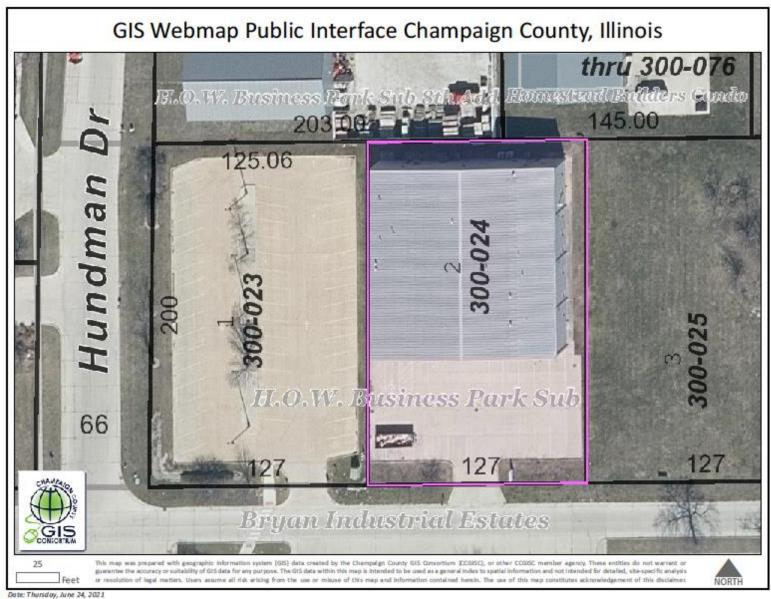
FLOOR PLAN





PLAT MAP





PICTURES





















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CONTACT





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CBCDR MAIN OFFICE

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PROPERTY HIGHLIGHTS

- 800 Amp Service
- Large Overhead Doors
- 20' Clear Height

- Lab Space
- Server Room