FLEX SPACE FOR SALE OR LEASE

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY



2702 Hundman Dr., Unit 9
Champaign, IL 61822

AJ Thoma III, CCIM, SIOR
O: 217.403.3425
E: AJT@CBCDR.com

Dana Flinn-Freeland
O: 217.318.3496
E: DANA@CBCDR.com

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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for lease this flex facility in west Champaign. 2702 W Hundman Dr. is a multitenant condominium (13 Units) office/warehouse (flex) building in west Champaign in HOW Business Park and currently has multiple units available for lease. UCSD, Landscaping, building insurance, snow removal, and trash removal is all included in the CAM/NNN expenses.

Unit 9 (1,300 SF) (Lease @ $1,355/Mo NNN | Sale @ $175,500): Unit 9 is a 1,300 SF with 14' clear heights, a 12' x 12' automatic drive in door with floor drain. This unit has full HVAC throughout and a office (roughly 140 SF). There is mezzanine storage in the rear of the space.

The property is located in West Champaign in HOW Business Park off N. Duncan Ave. HOW was created in the early 2000's and is comprised of 31 individual parcels ranging from .5 ac to 5 acres and flex spaces available from 500 SF – 20,000+ SF. The property is located roughly 1.5 miles from I-72, 3.5 miles from I-57, and 3.5 miles from I-74.

PROPERTY INFORMATION

Address	2702 Hundman Dr. Champaign, IL 61822
Available Space	Unit 9: 1,300 SF
Lease Price	$12.50/SF NNN
Sale Price	$175,500
Building Size	24,800 SF
Zoning	I-1, Light Industrial
NNN est.	$3.75 – 2026 Est.



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PICTURES – UNIT 9



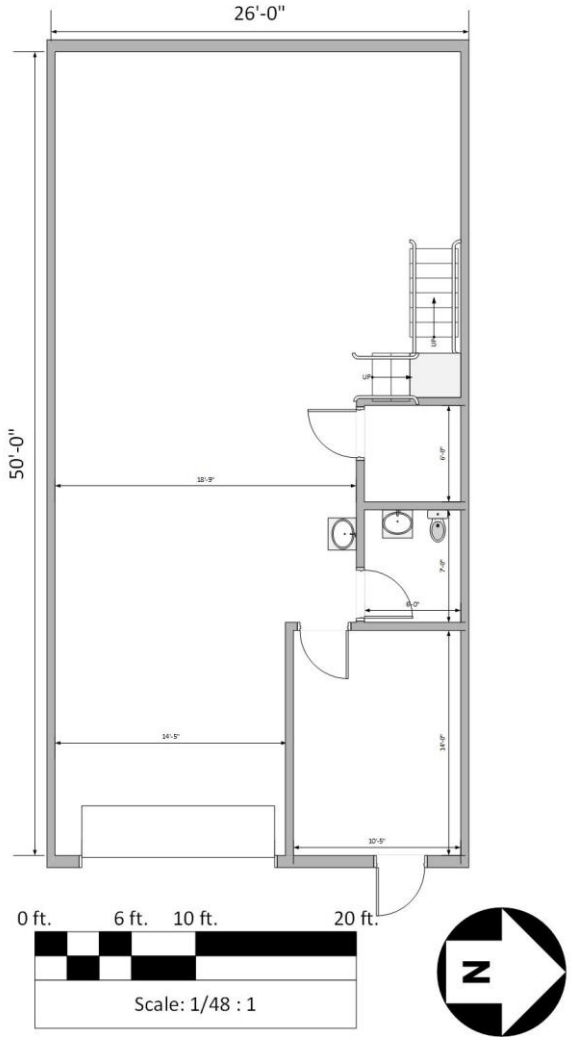
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FLOOR PLAN – UNIT 9

2702 Hundman Dr.
Unit 9
Champaign, IL 61822

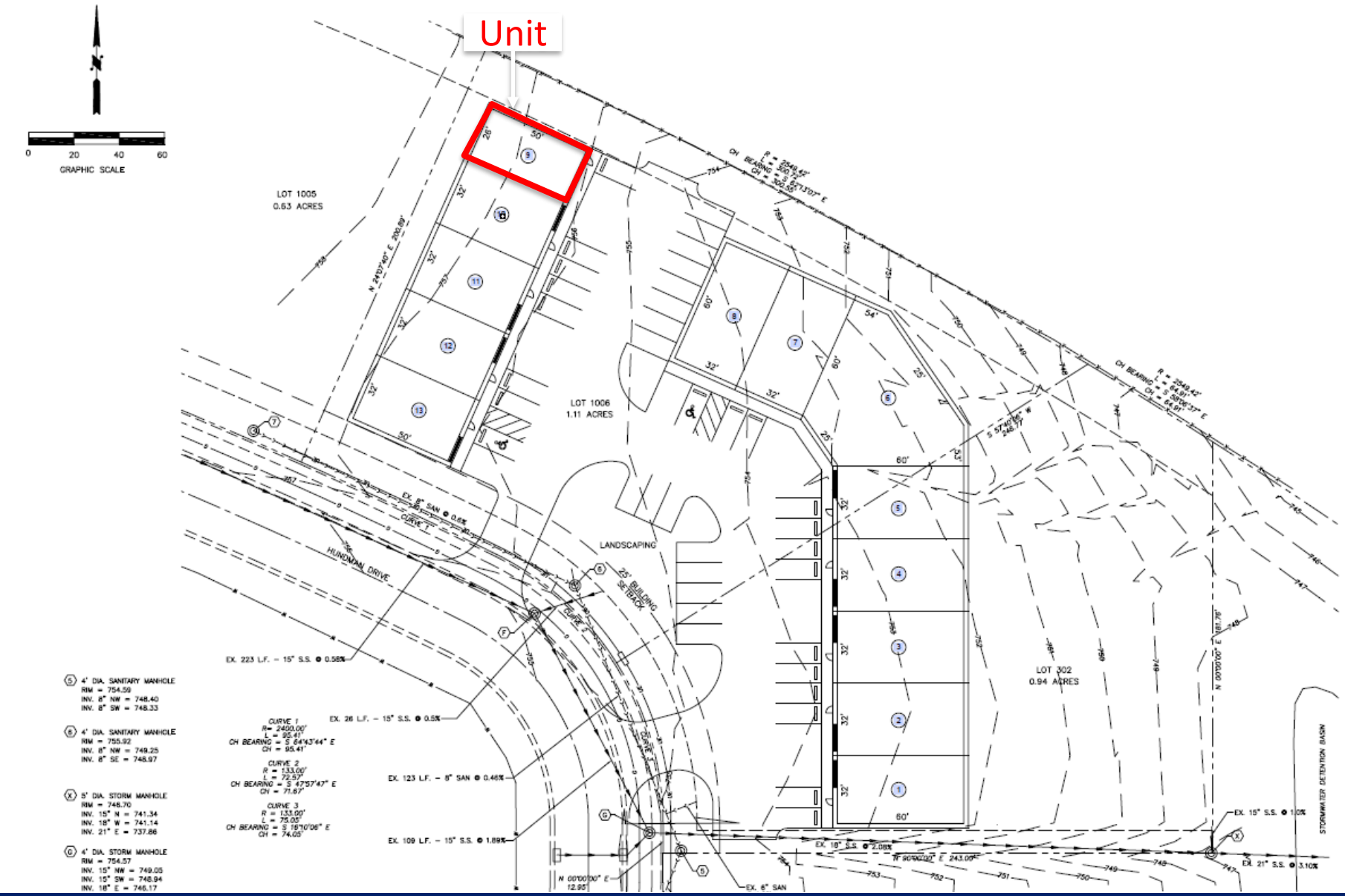


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SITE PLAN



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CONTACT

AJ Thoma III, CCIM, SIOR



Executive Vice President

CBCDR

Illinois Licensed Real Estate Broker

C: 217.520.3299

O: 217.403.3425

ajt@cbcdr.com

Dana Flinn-Freeland



Executive Broker Associate

CBCDR

Illinois Licensed Real Estate Managing Broker

C: 630.544.7952

O: 217.318.3496

dana@cbcdr.com



OFFERING HIGHLIGHTS

- Full HVAC throughout Unit
- 12' x 12' Automatic Drive in Door
- 14' Clear Heights
- Close proximity to Interstate System

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