

# FLEX SPACE FOR LEASE



COLDWELL BANKER  
**COMMERCIAL**  
DEVONSHIRE  
REALTY



**2702 Hundman Dr., Unit 9**  
**Champaign, IL 61822**

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**CHAMPAIGN, IL | 217.352.7712**

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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) (\$1,355/Mo NNN):** 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

<b>Address</b>	2702 Hundman Dr. Champaign, IL 61822
<b>Lease Price</b>	\$12.50/SF NNN
<b>Available Space</b>	Unit 9: 1,300 SF
<b>Building Size</b>	24,800 SF
<b>Zoning</b>	I-1, Light Industrial
<b>NNN est.</b>	\$3.57/SF – 2025 Actual \$3.75 – 2026 Est.



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## PICTURES – UNIT 9

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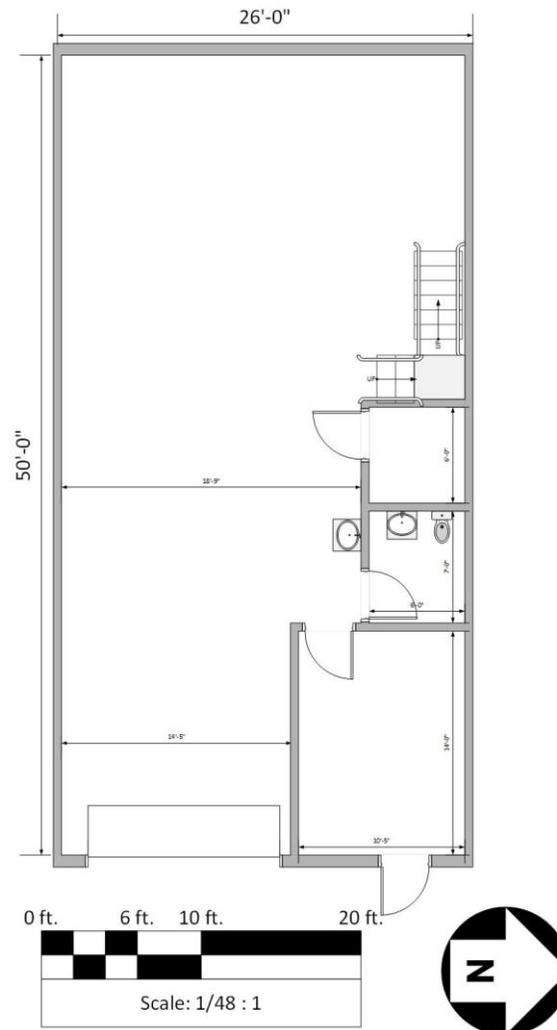
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## FLOOR PLAN – UNIT 9

2702 Hundman Dr.  
Unit 9  
Champaign, IL 61822





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## CONTACT

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## OFFERING HIGHLIGHTS

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