FLEX WAREHOUSE CONDO FOR LEASE

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY



2810 Hundman, Suite #1
Champaign, IL 61822

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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for lease this flex facility in west Champaign. 2810 Hundman is a multitenant condominium (5 Units) office/warehouse (flex) building in west Champaign in HOW Business Park and currently has one unit available for lease. UCSD, ILAW, Landscaping, building insurance, snow removal, and trash removal is all included in the CAM/NNN expenses.

2810 Hundman Dr., Suite #1 (1,625 SF):
Suite #1 is an efficient 1,625 SF office/warehouse condominium featuring a conditioned office (225 SF), 12' x 12' drive-in door, 14' clear height, restroom, and open warehouse with floor drain.

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 is owned by a licensed IL Real Estate Broker

PROPERTY INFORMATION

Address	2810 Hundman Dr. Suite #1 Champaign, IL 61822
Lease Price	$12.00/SF NNN Approx. $2,143/Mo (including NNN est.)
Available Space	1,625 SF
Zoning	I-1, Light Industrial
NNN Est.	$3.82/SF



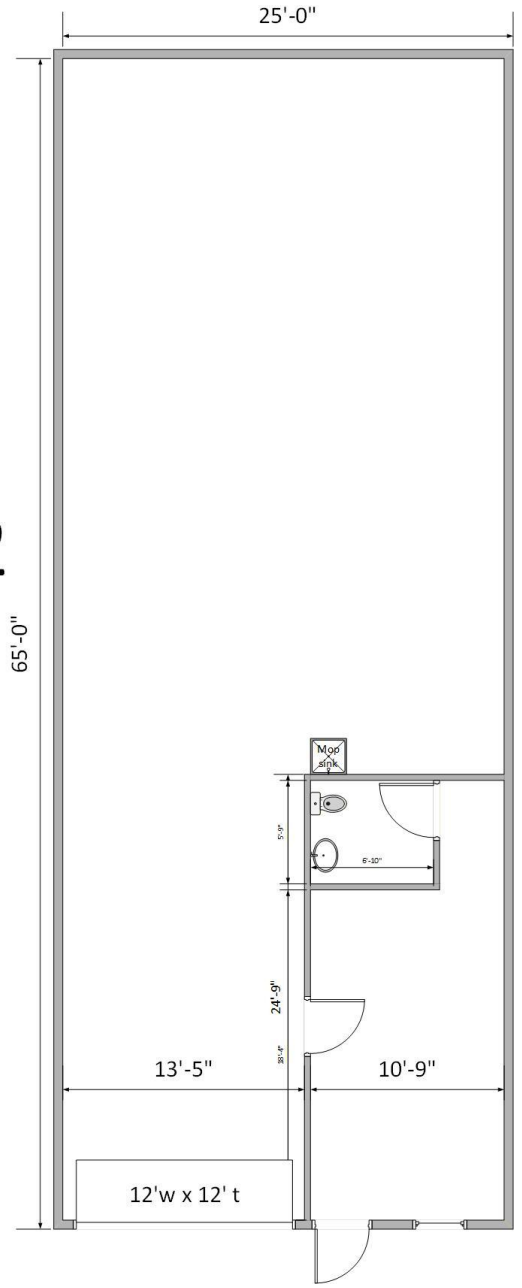
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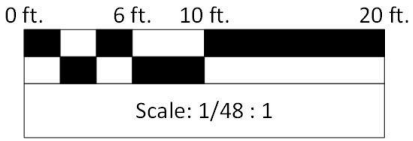
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FLOOR PLAN

2810 Hundman
Suite 1
Champaign, IL 61822





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PHOTOS



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PHOTOS

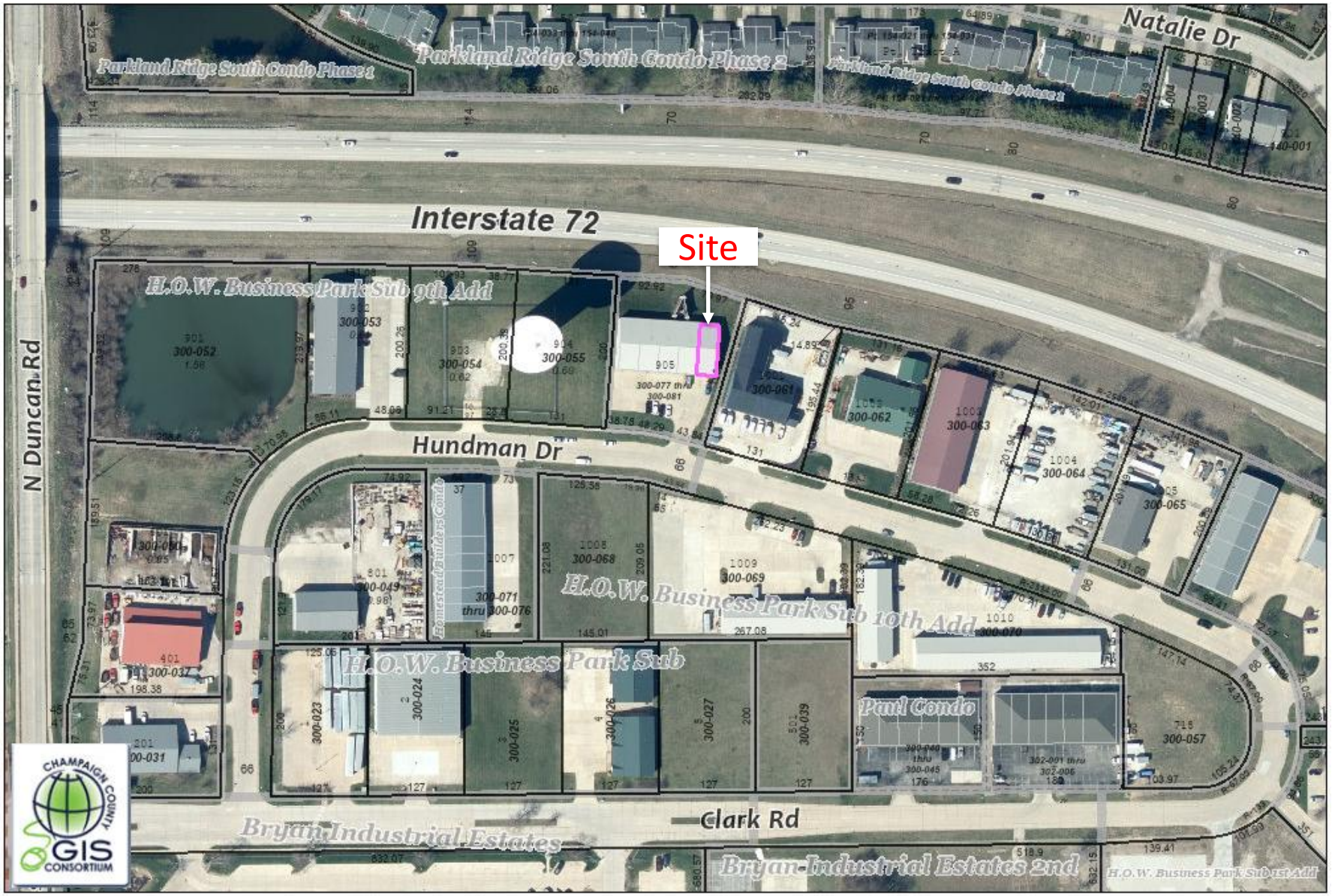


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AERIAL



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OFFERING HIGHLIGHTS

- Conditioned Office Space
- 12' x 12' Automatic Drive in Door
- 14' Clear Heights
- Close proximity to Interstate System

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