

FLEX SPACE FOR LEASE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



Gallo 72
2702 Hundman Dr

**2702 Hundman Dr,
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 6 (3,627 SF) (\$10.00/SF): Unit 6 is 3,627 SF with 14' clear heights, full HVAC, a 12' x 12' automatic drive in door with floor drain, single restroom, roughed in plumbing for a kitchenette, and LED lighting throughout.

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
Lease Price	\$10.00/SF NNN
Available Space	Unit 6: 3,627 SF
Building Size	24,800 SF
Zoning	I-1, Light Industrial
NNN est.	\$3.00/SF – 2023 Actual



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PICTURES – UNIT 6



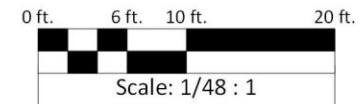
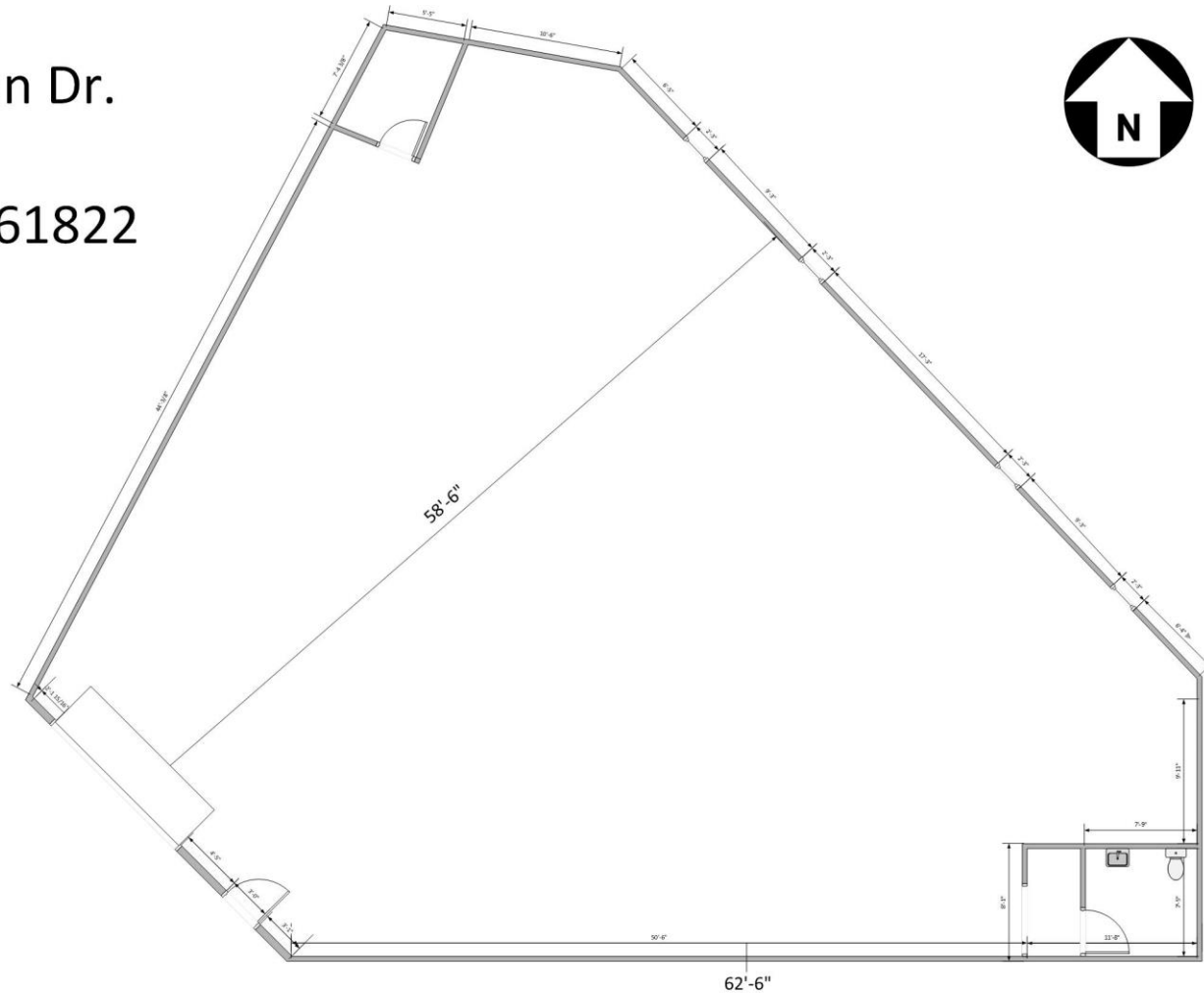
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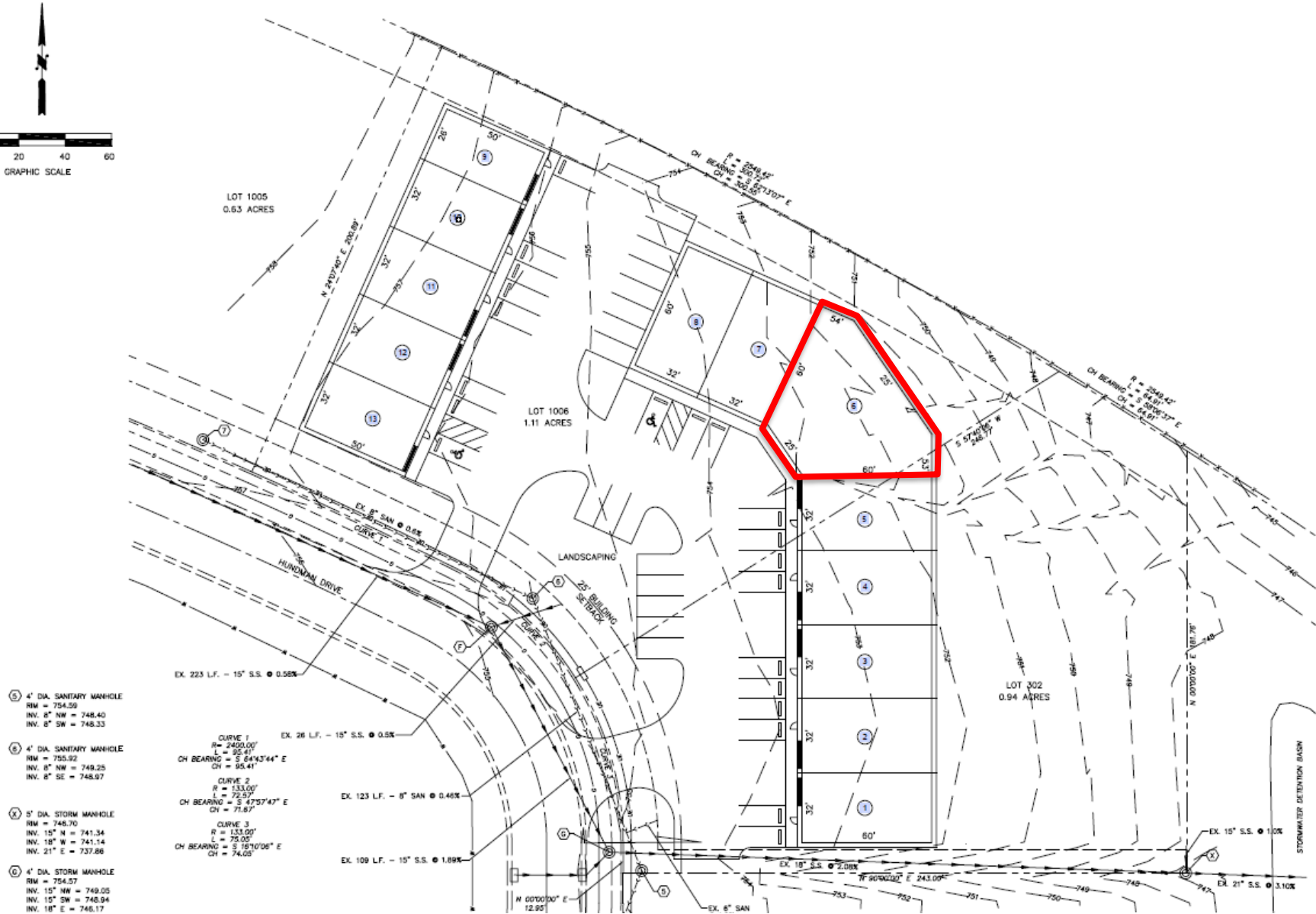
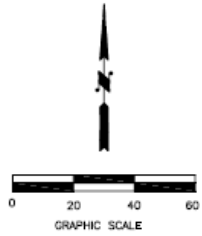
FLOOR PLAN – UNIT 6

2702 Hundman Dr.
Unit 6
Champaign, IL 61822



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SITE PLAN



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CONTACT

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OFFERING HIGHLIGHTS

- Class A finishes throughout
- 12' x 12' Automatic Drive in Door
- 14' Clear Heights
- Close proximity to Interstate System