



harVestco
Real Estate Marketers & Managers

COMMERCIAL PROPERTY

807 PIONEER STREET – CHAMPAIGN, IL

WAREHOUSE/OFFICE SPACE

LEASE

Lease - \$2,800/Month/Gross

SIZE

5,460 SF

Additional SF available on 2nd floor

DESCRIPTION

Site improved with 60' x 90' Butler Building. Front half of building is finished office space. Rear half is finished for production with concrete floor, drop ceiling and fluorescent lighting. Heated & air-conditioned. Rear overhead door. Approx. 10 off-street parking spaces.

LOCATION

[Champaign County – 61820-2512]
Located in north central Champaign, the site is approx. 2 blocks south of I-74 (Exit 181) & the power retail hub of North Prospect Avenue. The overall orientation & location are excellent for warehouse/commercial use, as the property is easily accessible to major neighborhood thoroughfares and Interstate 74.

ZONING

CI – Commercial Industrial – City of Champaign

TRAFFIC COUNTS

Prospect Avenue (nearest measured roadway) – 23,000+ vehicles per day.



harVestco, LLC

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