



harVestco
Real Estate Marketers & Managers

COMMERCIAL PROPERTY

807 PIONEER STREET – CHAMPAIGN, IL

WAREHOUSE/OFFICE SPACE

SALE or LEASE

Sale - \$199,000

Lease - \$2,000/MO/NNN

SIZE

5,460 SF

Additional SF available on 2nd floor (approx. 1,250 ft)

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) – 23,200 vehicles per day.

TAX INFORMATION

PIN # - 41-20-01-352-006

2008 TAXES - \$5,069.58



For more information on this property contact:

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