



## COMMERCIAL PROPERTY

# Gallo72 ~ 2702 Hundman Drive ~ Champaign, IL

### OFFICE/WAREHOUSE FACILITY ONLY 1 UNIT AVAILABLE

#### PRICE

\$90,500

#### SIZE

1,535 SF

#### LEASE INFORMATION

\$4/SF/NNN - unfinished

\$6/SF/NNN - finished



#### LOCATION/GENERAL DESCRIPTION

West side of Champaign - H.O.W. Business Park off S. Duncan Road.

Gallo72 is a 24,800 sq. ft. office/warehouse facility. **Only 1 unit remains.** Contractors are available to finish your unit, if desired.

Gallo72 features easy in/out dual driveway access and nicely landscaped grounds with irrigation system. A monthly condo association fee covers the cost of parking lot maintenance, mowing, security lighting, snow removal and facilities maintenance.

#### ALL UNITS FEATURE:

2" x 6" walls, 16" on center, with metal skin exterior

Pella windows

Walk-in door with metal arch overhang

12' x 12' overhead door with electric opener

14' interior ceiling height

Trench-style floor drain just inside overhead door

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