



BURCH KISER REAL ESTATE, LLC

Commercial & Industrial Real Estate
Brokerage / Management Services
www.jamesburch.com

Champaign

510-512 Hickory

Property For: **Lease**



DESCRIPTION

Convenient central Champaign location with potential for Office, Warehouse, Production, Wholesale, Distribution, or Automotive.

VERY FLEXIBLE!

These properties have ample parking, easy access from the Interstate (I-74), and are available in a variety of configurations for any combination of the above applications.

COMPETITIVELY PRICED.



SPECIFICATIONS

510 N. Hickory	
Main Floor:	4500 Sq. Ft. (1500 Sq. Ft. office / 3000 Sq. Ft. shop)
2 nd Floor:	1500 Sq. Ft. Will renovate to suit.
Zoned:	Commercial Industrial

512 N. Hickory	
Size:	15,800 Sq. Ft. Warehouse/ Production
Features:	New Heaters, New Electric, New Roof! 2 drive-in overheaddoors.
Ceiling Height:	14 ft.
Access:	Hickory (9' x 12') and from alley (14' x 12').
Electric:	From 400 amp 3 phase
Zoned:	Commercial Industrial

MORE INFORMATION?

For additional information, please contact James Burch or John Kiser at **217-359-8333**. Burch Kiser Real Estate is the agent for, and therefore represents, the Lessor.