



**BURCH KISER  
REAL ESTATE, LLC**

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

Champaign  
**512 N Hickory**

Property For: **Lease**



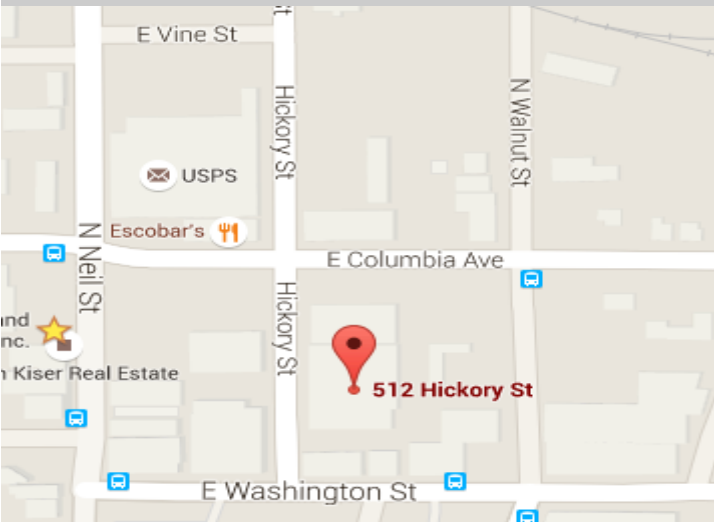
## DESCRIPTION

Downtown Champaign Storage

Convenient central Champaign location, on the north end of Downtown Champaign.

Flexible storage space available.

The property is heated, has 2 overhead doors for access, and features 14' high ceilings.



## SPECIFICATIONS

**Building Size:** 15,800 sq. ft.

**Available Space:** 1,100 - 2,000 sq. ft.

**Zoning:** CI - Commercial Industrial

**Price:** \$7.00 per sq. ft.  
(Utilities included for most users)

- Heated, Fire Sprinkled, 14' Ceilings, 2 drive-in OH doors, and shared bathroom.
- Heat is maintained at 45 degrees in the winter months.

### MORE INFORMATION?

For additional information, please contact John Kiser at **217-359-8333**. Burch Kiser Real Estate is the agent for, and therefore represents, the Lessor. Office: 511 N. Neil St., Champaign, IL 61820