

# FLEX SPACE FOR LEASE



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY



**2702 Hundman Dr, Unit 6  
Champaign, IL 61822**

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## PROPERTY OVERVIEW

2702 W Hundman Dr. is a multitenant condominium (13 Units) office/warehouse (flex) building in west Champaign in HOW Business Park. Currently Unit 6 is available for lease starting July 1, 2024. Unit 6 is 3,627 SF with 14' clear heights, full HVAC, a 12' x 12' automatic drive in door with floor drain, single restroom, roughed in plumbing for a kitchenette, and LED lighting throughout. UCSD, Landscaping, building insurance, snow removal, and trash removal is all included in the CAM/NNN expenses.

The property is located in West Champaign in HOW Business Park off N. Duncan Ave. HOW was created in the early 2000's and is comprised of 31 individual parcels ranging from .5 ac to 5 acres and flex spaces available from 500 SF – 20,000+ SF. The property is located roughly 1.5 miles from I-72, 3.5 miles from I-57, and 3.5 miles from I-74.

## PROPERTY INFORMATION

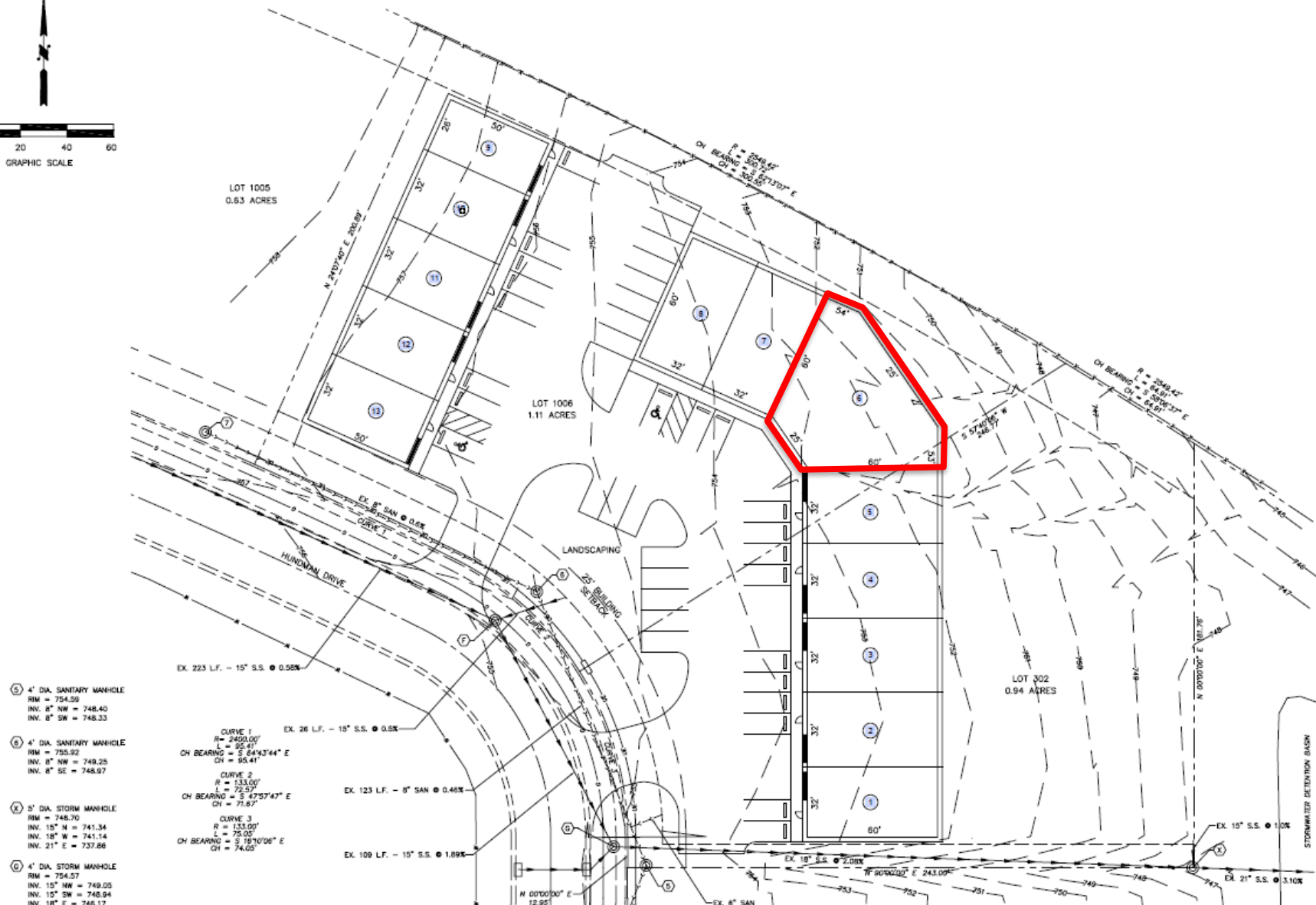
<b>Address</b>	2702 Hundman Dr., Unit 6 Champaign, IL 61822
<b>Lease Price</b>	\$10.00/SF NNN
<b>Available Space</b>	3,627 SF
<b>Building Size</b>	24,800 SF
<b>Zoning</b>	I-1, Light Industrial
<b>NNN est.</b>	\$3.00/SF – 2023 Actual



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0 20 40 60  
GRAPHIC SCALE



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## CONTACT

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## OFFERING HIGHLIGHTS

- Class A finishes throughout
- 12' x 12' Automatic Drive in Door
- Full HVAC throughout
- Close proximity to Interstate System