

FOR LEASE

3611 N STALEY ROAD

Champaign, IL 61822

PRESENTED BY:

JOHN CARSON

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IL #475141790

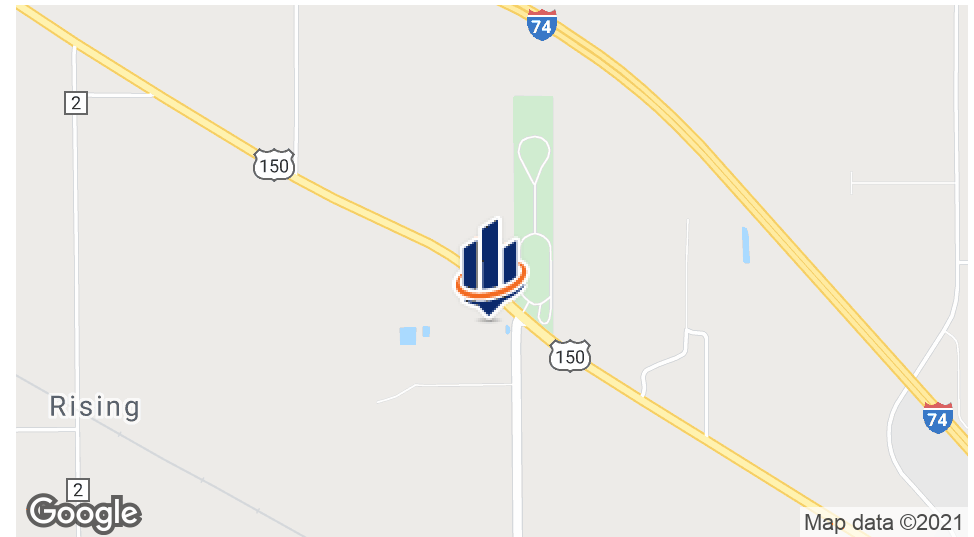
JORDAN DUNAHEE

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$12.00 - 15.00 SF/yr (Full Service)
BUILDING SIZE:	80,000 SF
AVAILABLE SF:	4,000 - 12,000 SF
ZONING:	I1
MARKET:	Champaign - Urbana

PROPERTY OVERVIEW

Available for lease in this multi-tenant facility is a 4,300+ SF Office/Warehouse suite. This unit has brand new office space with direct access to the common loading dock and drive in door. The suite includes high end finishes with potential to expand into more office or warehouse space if needed. Also available inside a brand new 12,000 SF building is Office/Warehouse space divided into [3] 4,000 SF suites each providing 1,800 SF of brand new office space and 2,200 SF of 16 foot clear high warehouse with 14 foot overhead drive in doors. All utilities are included! Plenty of free parking available around the complex.

PROPERTY HIGHLIGHTS

- Full Service Lease
- High End Finishes
- Easy Access with Separate entrance
- Ample parking

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SVN | RAMSHAW REAL ESTATE, INC. 2

4,300+ SF SUITE



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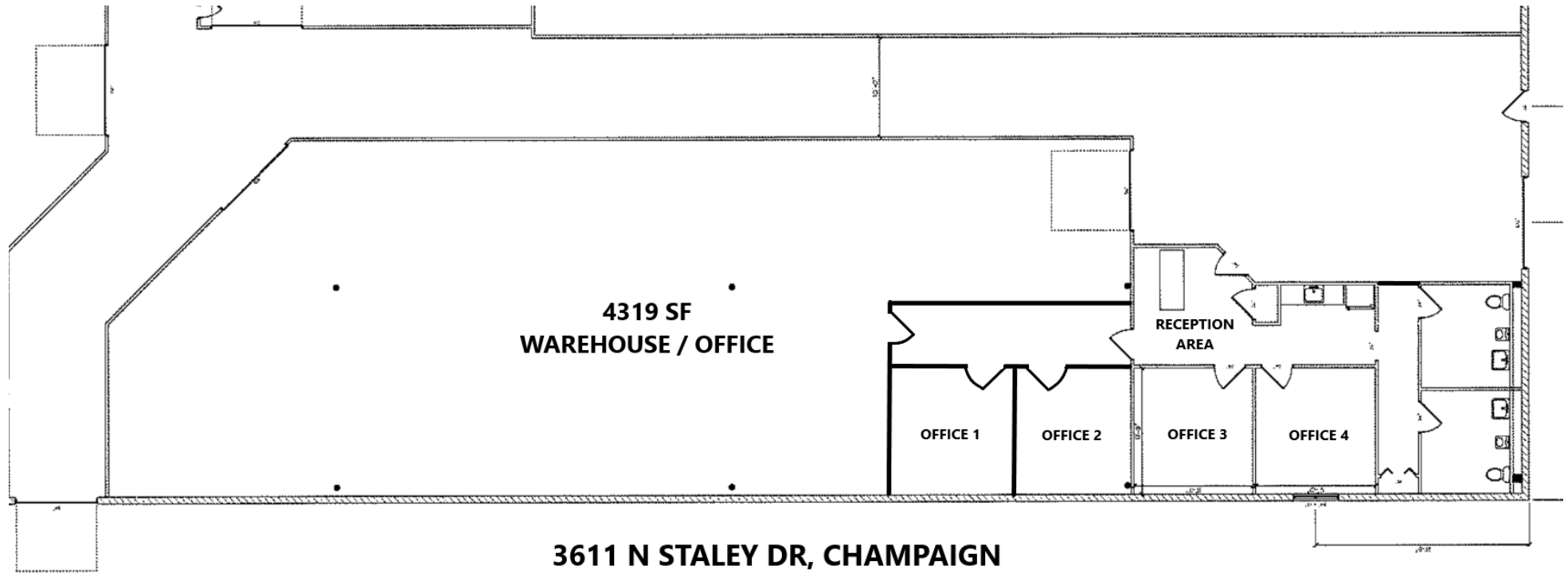
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4,300+ SF FLOOR PLAN



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4,000 SF SUITES FLOOR PLAN



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SITE PLAN



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RETAILER MAP



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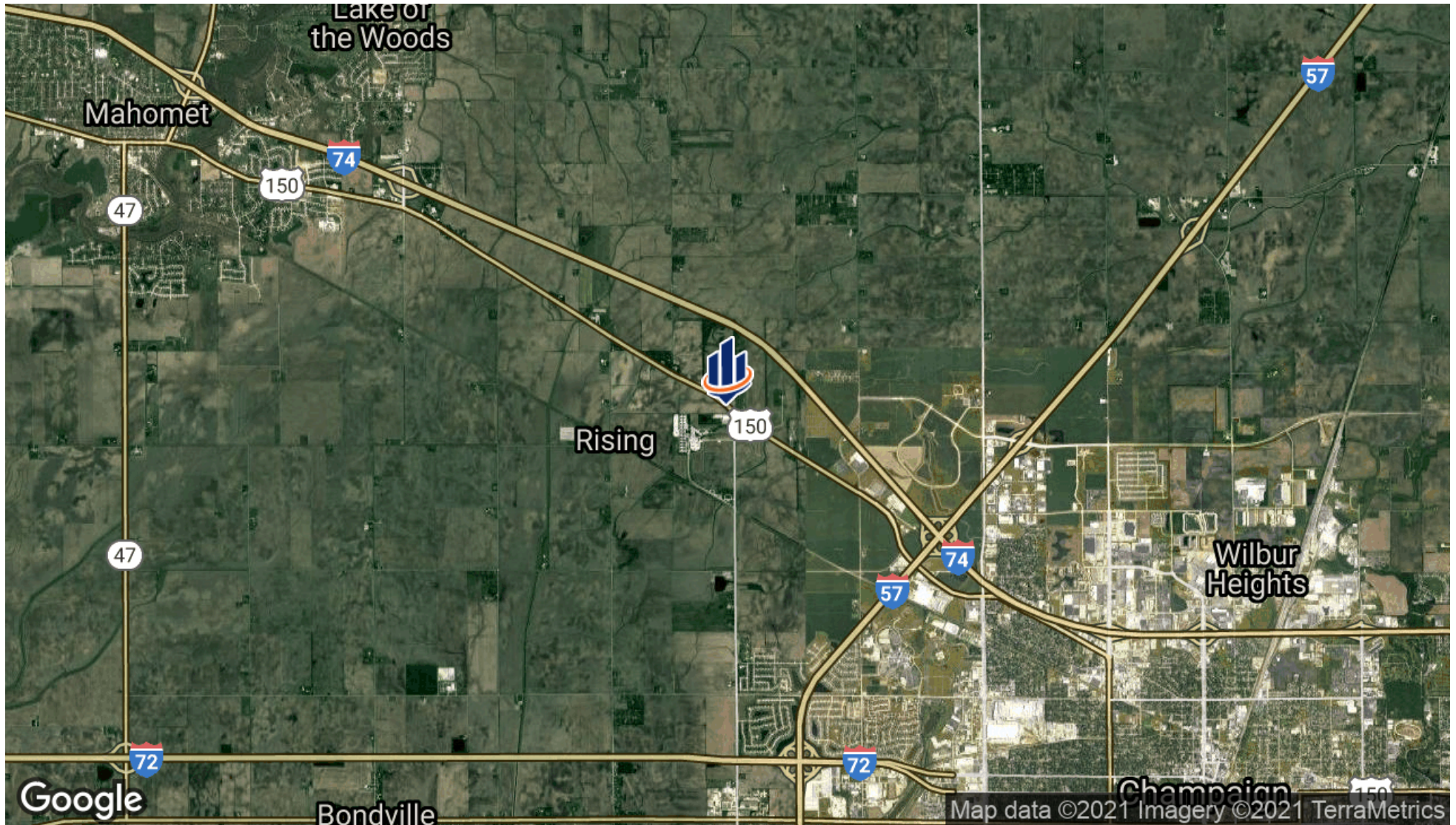
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

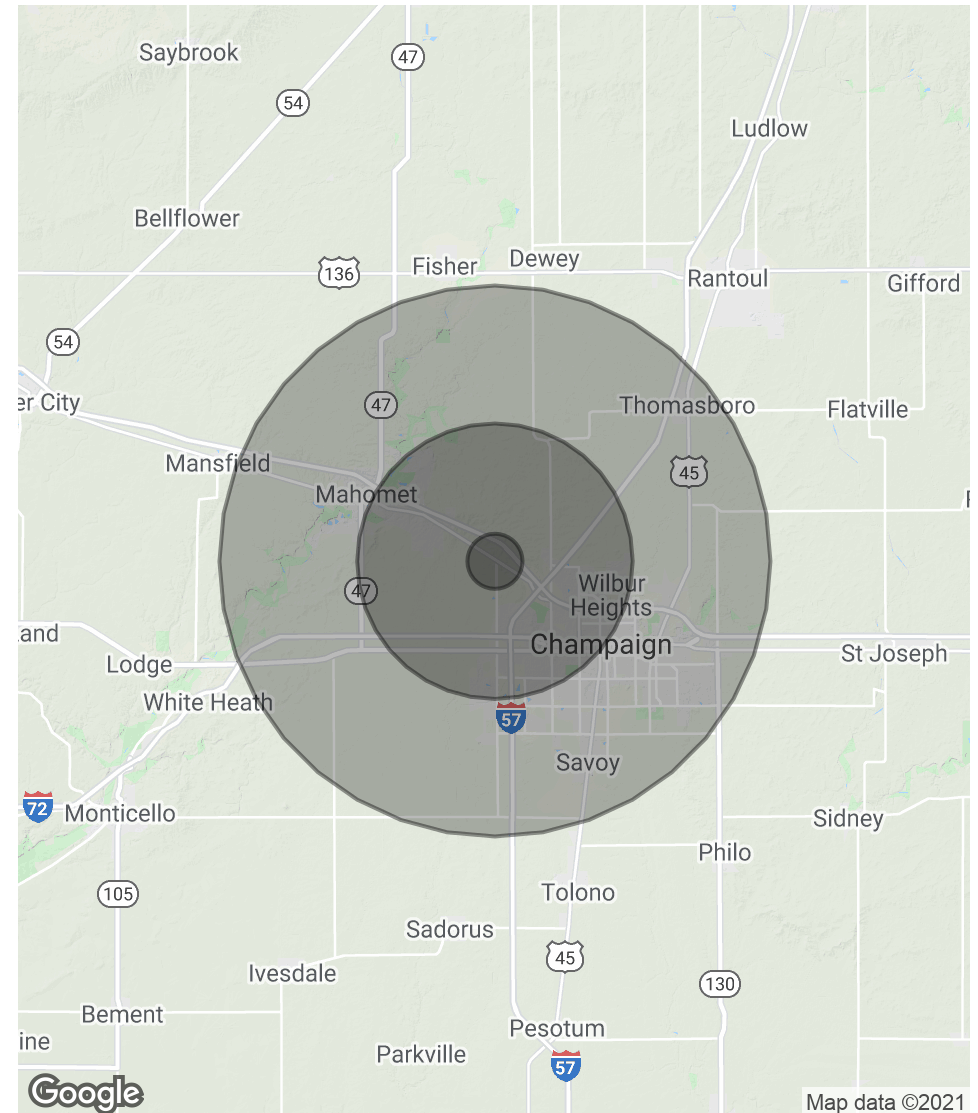
	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	112	44,789	186,327
AVERAGE AGE	40.6	33.5	30.6
AVERAGE AGE (MALE)	40.1	33.4	30.0
AVERAGE AGE (FEMALE)	41.9	33.8	31.4

HOUSEHOLDS & INCOME

1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	46	18,753	71,121
# OF PERSONS PER HH	2.4	2.4	2.6
AVERAGE HH INCOME	\$67,889	\$64,759	\$60,069
AVERAGE HOUSE VALUE		\$106,463	\$169,598

* Demographic data derived from 2010 US Census



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