# FOR SALE / LEASE



FORMER
HORIZON
HOBBY
CORPORATE
OFFICE

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#### **OVERVIEW**



#### PROPERTY DESCRIPTION

The subject property was originally constructed in 2002 with an additional 14,833 SF added on in 2007. The property has the ability to add another 14,833 SF section on the east side of the building for future expansion.

The building sits on 4.69 acres. The occupant load of the building is 472 occupants and has 281 parking spaces.

Building has a rubber membrane roof, 3-phase, 1,200 Amps/480 Volt electrical service, large server room with dedicated AC, alarm and fire suppression system. Building is equipped with fiber internet service, security system, and fully sprinkled (wet) system.

Building has an inviting reception area, lots of open workspace with cubicles, offices and conference rooms along the perimeter of the building, two kitchens, and several large individual work rooms.

#### PROPERTY INFORMATION

Sale Price	\$3,000,000 (Reduced from \$5,425,000)
Lease Price	\$10.00 - \$12.00 / SF NNN
Building Size	47,178 SF
Lot Size	4.69 AC
Tax Pin	03-20-09-352-016
Zoning	IN-1 Light Industrial
NNN Estimates	\$4.33 / SF
Available Space	14,833 – 47,178 SF



# **Building Specifics**







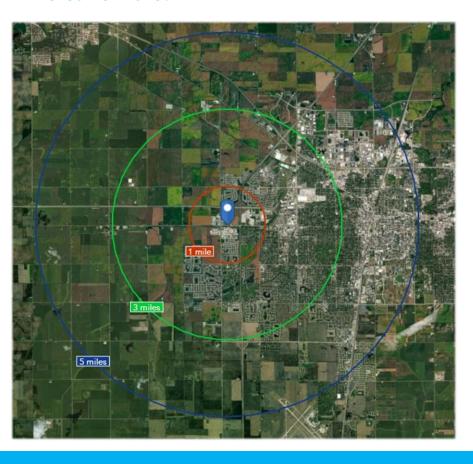
Building Size	47,178 SF		
Office Space	47,178 SF		
Lot Size	4.64 AC		
Parking Spaces	281 Spaces		
Year Built	2002		
Year Renovated	2007		
Roof	Rubber Membrane		
Electrical	3-Phase, 1200 Amp 480 V		
Sprinkler	Yes, Wet System		
Fiber Internet	Yes		
Security System	Yes		
Server Room	Yes w/ Fire Suppression, Alarm, AK		

### Area Overview



#### AREA OVERVIEW

Subject property is located in west Champaign and just north of the intersection of Springfield Avenue (Route 10) and Staley Road. The property has access to Interstate 57/72/74 within five minutes from site.

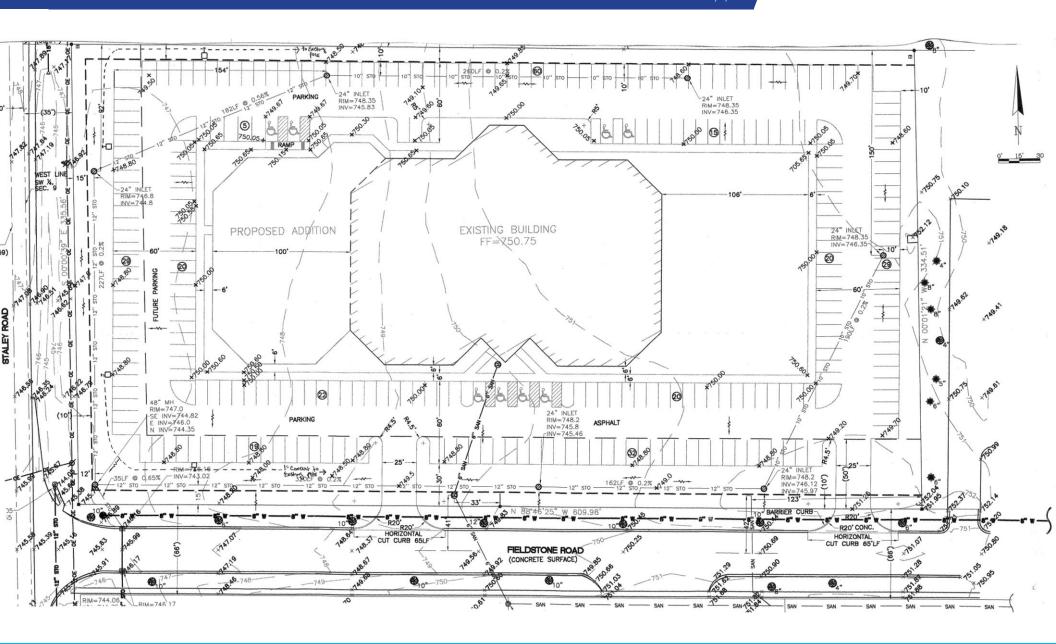


#### **DEMOGRAPHICS**

POPULATION	3-MILES	5-MILES	10-MILES
2010 Population (Census)	44,343	106,409	163,711
2018 Population	47,399	115,221	176,281
2023 Population (Projected)	49,257	120,752	184,380
HOUSHOLDS	3-MILES	5-MILES	10-MILES
2010 Households (Census)	2,040	41,465	66,020
2018 Households	2,320	45,337	71,465
2023 Households (Projected)	2,466	47,827	75,026
INCOME	3-MILES	5-MILES	10-MILES
2018 Median HH Income	\$63,069	\$41,278	\$46,225
2018 Per Capita Income	\$37,432	\$27,937	\$29,937

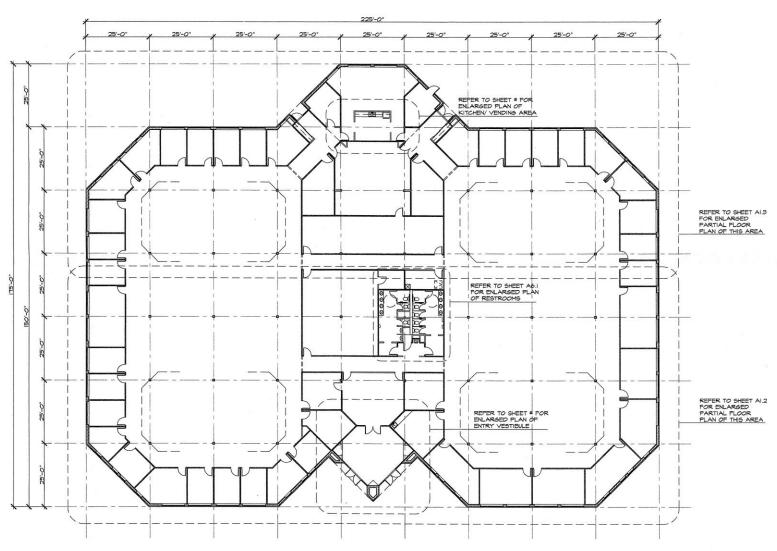
## SITE PLAN





# Building Floor Plan

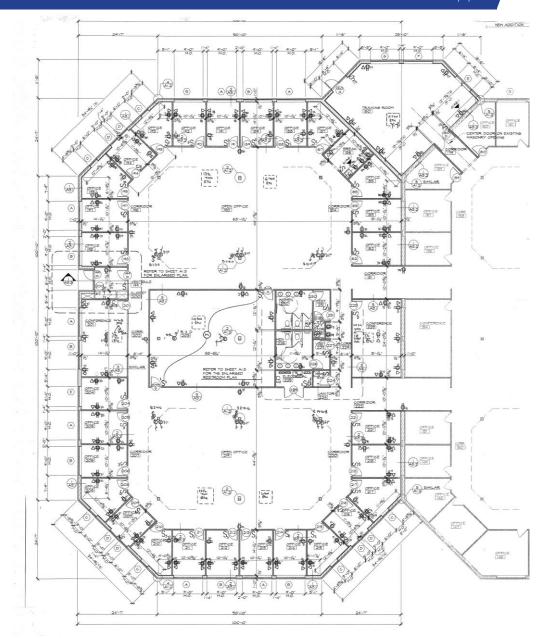






## Addition Floor Plan





## Plat





# Aerial





# Pictures











## **HIGHLIGHTS**





- >Fiber Internet
- ➤ Large Server Room w/
  Dedicated AC, Alarm, & Fire
- Suppression
- ≻Open Work Area
- >Class A Office Building
- ➤3-Phase, 1200 Amps, 480 Volts

#### **Contact Information:**

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