

MCKINLEY WAREHOUSE

**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY

INDUSTRIAL BUILDING FOR LEASE

1310 N. MCKINLEY AVE
CHAMPAIGN, IL 61821

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A DEVELOPMENT BY:

TAG
THE ATKINS GROUP

MCKINLEY WAREHOUSE

PROPERTY OVERVIEW

The entire warehouse is 188,062 SF with portions of the east, middle, and west buildings available for lease. The east building consist of 106,002 SF and has 24' clear height, 12 DHD's, 1 DID's, and 27.5' x 62' column spacing. Currently, the east side (52,387 SF) is leased through June 2021 leaving 53,615 SF available immediately. The middle building consists of 31,978 SF and has 21' clear height, 4 DHD's, and 28.5' x 59' column spacing and could be made available in 60 days. The west building consists of 50,082 SF and has 21' clear heights, 10 DHD's, 1 - 20' x 21' Dock door, and 27.5' x 64' column spacing. Currently, the west building has 9,637 SF available on 1/1/2021. The entire facility features 26 dock doors and clear heights ranging between 21 and 24 feet. Energy efficient high bay light fixtures with control sensors were recently installed throughout the facility. The entire facility has sprinkler coverage. The floors are 6" concrete. 1600 AMP 3-Phase power in East building with 800 AMP 3-Phase subpanel. The property is eligible for Enterprise Zone incentives. Facility was previously occupied by Kraft Heinz (less than 1 mile south) and Super Valu and is a Food Grade Warehouse. Norfolk Southern RR provides rail service to this property. The property has two access points to the adjacent public street system.

Subject property is located just 2 blocks south of Interstate 74 and within 2 miles of Interstate 57 & Interstate 72. Champaign is conveniently located 135 miles from Chicago (south via I-57), 180 miles from St. Louis (northwest via I-57), 120 miles from Indianapolis (west via I-74), 90 miles & 50 miles from Peoria & Bloomington (northeast via I-74), and 90 miles & 50 miles from Springfield & Decatur (east via I-72).

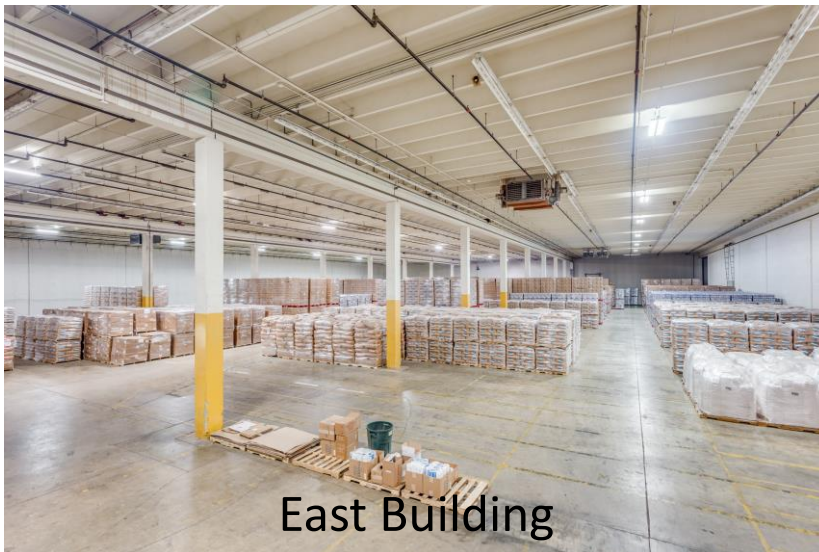
OVERVIEW

Lease Price	See Building Specs
Space Available	9,637 - 135,675 SF
Building Size	188,062 SF
Zoning	I-1, Light Industrial
Year Built	1974 1984 1986
NNN est.	\$1.03 - 2020



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BUILDING SPECIFICS



Building Size	188,0062 SF
Asking Price	\$3.75/SF \$3.50/SF \$4.25/SF East Bld. Middle Bld. West Bld.
Current Available Space	53,615 SF 31,978 SF 9,637 SF East Bld. Middle Bld. West Bld.
Office Space	2,170 SF (upstairs) None None East Bld. Middle Bld. West Bld.
Warehouse Space	103,832 SF 31,978 SF 9,637 SF East Bld. Middle Bld. West Bld.
Drive-in-Doors	1 OHD 0 OHD 0 OHD East Bld. Middle Bld. West Bld.
Dock High Doors	12 Docks 4 Docks 2 Docks East Bld. Middle Bld. West Bld.
Clear Ceiling Height	21' - 24'
Column Spacing	27.5' x 62' 28.5' x 59' 27.5' x 64' East Bld. Middle Bld. West Bld.
Power	400A 208V 400A 480V 400A 208V 800A 480V East Bld. (2 services) Middle Bld. West Bld.
Sprinkled	Yes-NFPA
Rail	Yes- Not Currently in Service
Heating	Gas fired
Car Parking	Plenty
Trailer Parking	Depends on Building
Interstate Access	Within .5 miles

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PROPERTY HIGHLIGHTS

- 26 Dock High Doors
- 1 Drive in Door
- Wet Sprinkler System
- 6" Interior Slab
- Interstate Access w/in .5 miles
- Food Grade
- Opportunity Zone
(Census Tract: 17019000901)
- HUBZone
- Enterprise Zone

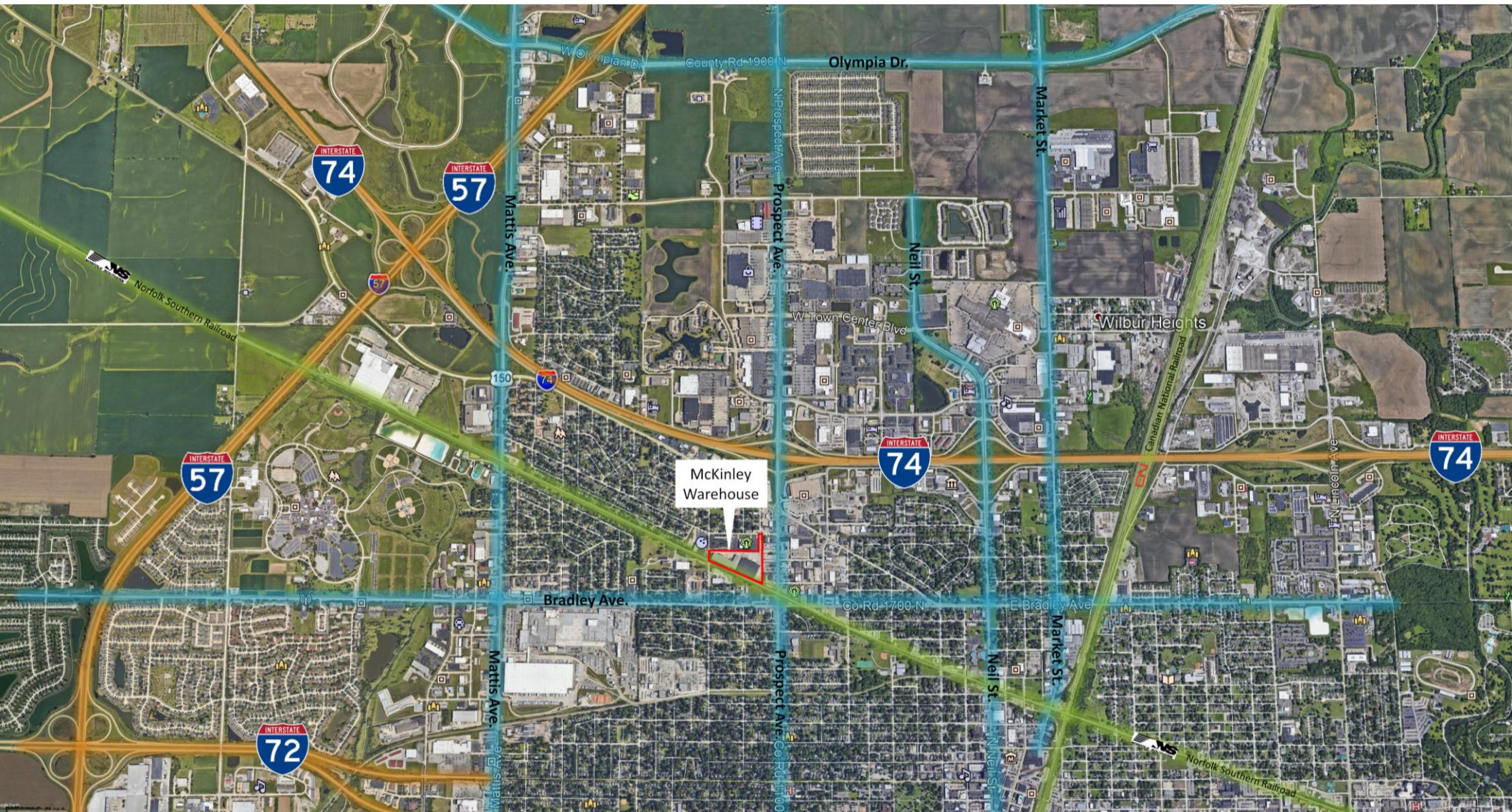
DEMOGRAPHICS

POPULATION	3-MILES	5-MILES	10-MILES
2010 Population (Census)	87,685	135,474	162,932
2018 Population	94,358	145,209	175,360
2023 Population (Projected)	98,714	151,512	183,350
HOUSHOLDS	3-MILES	5-MILES	10-MILES
2010 Households (Census)	34,921	55,008	65,851
2018 Households	37,908	59,300	71,243
2023 Households (Projected)	39,931	62,115	74,765
INCOME	3-MILES	5-MILES	10-MILES
2018 Median HH Income	\$35,670	\$44,178	\$48,735
2018 Avg. HH Income	\$56,962	\$72,790	\$77,870
2018 Per Capita Income	\$24,813	\$31,295	\$32,935



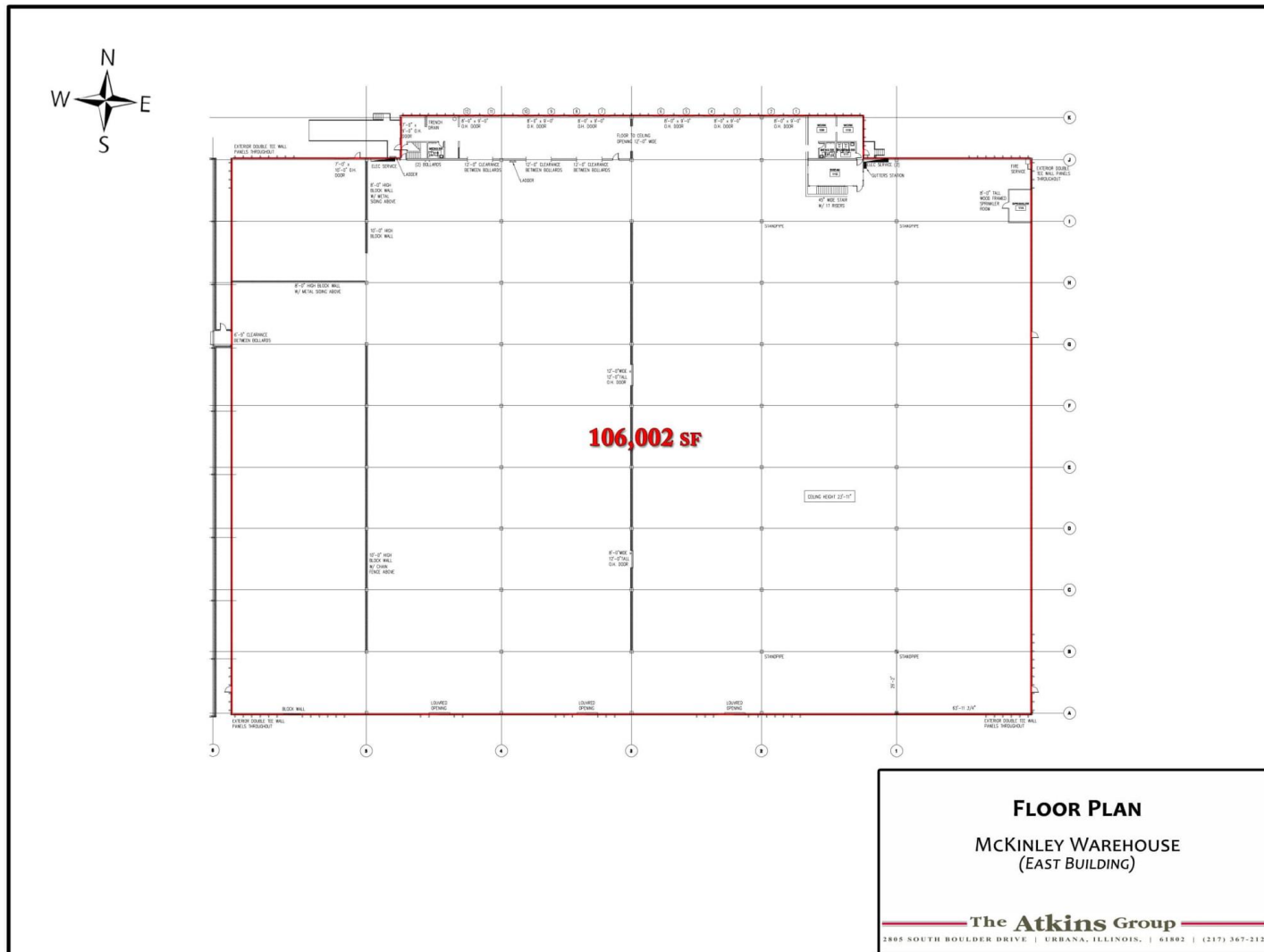
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AERIAL MAP



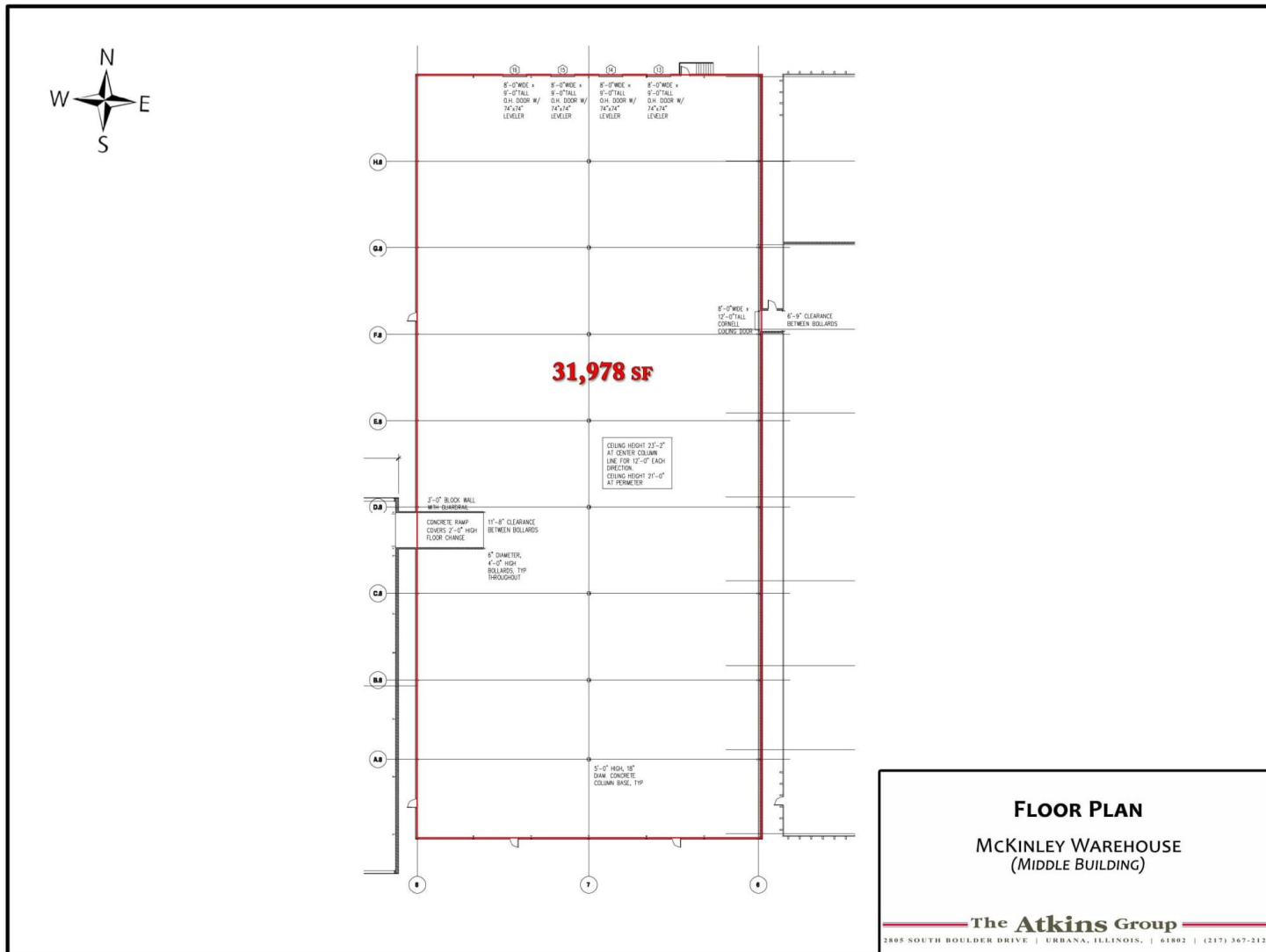
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FLOOR PLAN- East Building



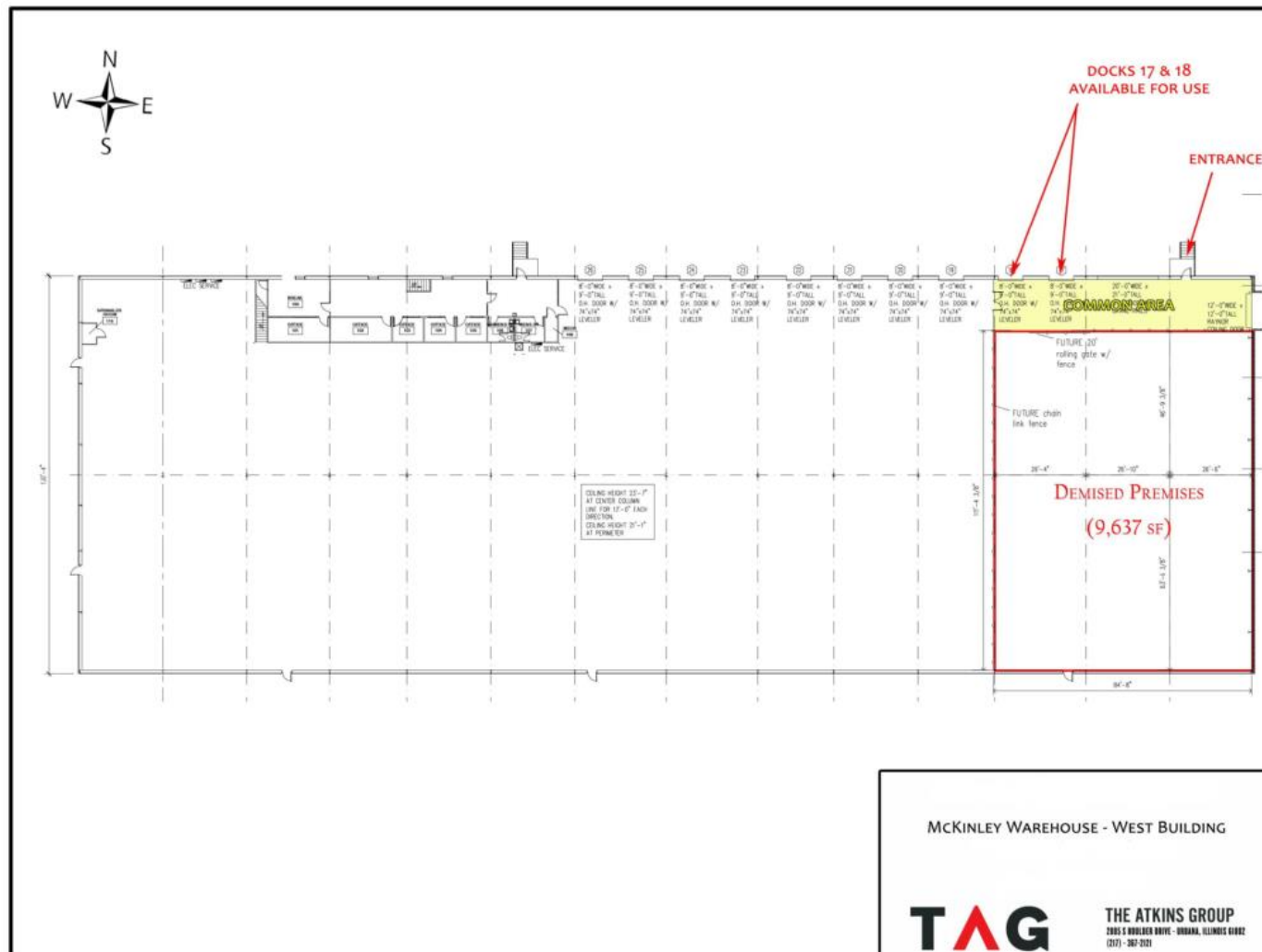
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FLOOR PLAN-Middle Building



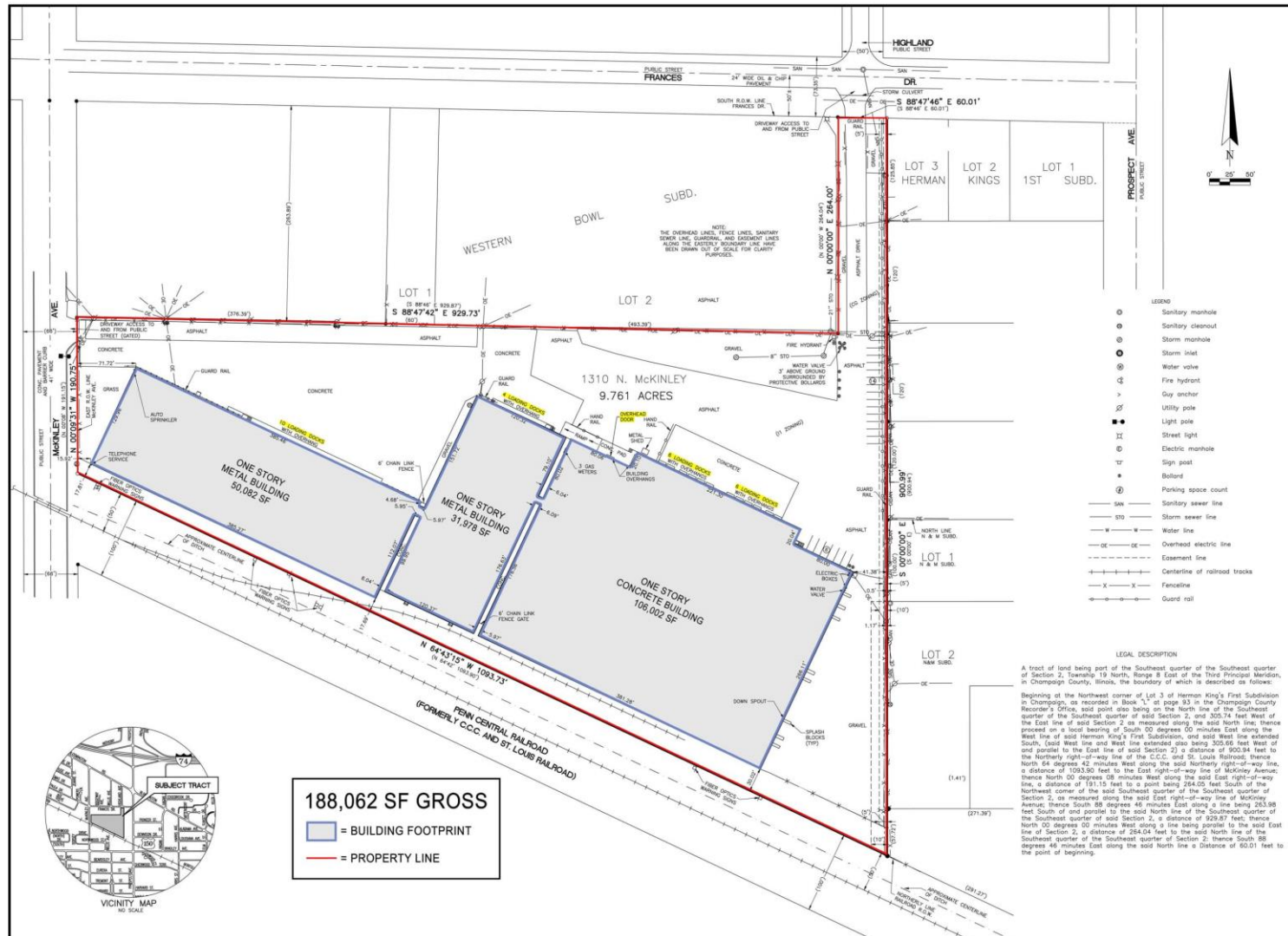
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FLOOR PLAN-West Building



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SITE PLAN



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DEVELOPER – THE ATKINS GROUP

As one of Champaign County's preeminent real estate developers, The Atkins Group owns and manages a diverse portfolio of holdings in residential, office, retail, industrial, and farm land investments. Each division works with clients on a custom experience to fit every need; from finding the right land, buying and selling, to coordinating concepts, bids, and build-outs.

Proven real estate know-how and farm management expertise, coupled with solid partnerships in the industry and the community have earned TAG a longstanding reputation of quality product with positive outcomes.

The Commercial and Industrial Division of The Atkins Group creates workspaces that fit. With over 25 years of experience in leasing, build-to-suit, remodeling, lot sales, property management, and customizing designs, our team has helped businesses to amplify their operations, create jobs, and boost their bottom line.

Always transparent, always on time, always on budget.

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CONTACT INFORMATION



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