

FOR LEASE

\$4.50 / SF NNN



3201 Apollo Dr., Champaign, IL 61822

DISCOVERY WAREHOUSE

Property Information

AVAILABLE SF
20,952

BUILDING SF
62,400

PRICE
\$4.50/SF NNN

ZONING
I-2 – Heavy Industrial

AREA

Subject property is located just 2 miles south of Interstate 57 and within 3 miles of Interstate 74 & Interstate 72. Titan Warehouse is part of the Apollo Subdivision Industrial park. Since its beginning in 1996, Apollo Subdivision has become the premier industrial park in Champaign County. Encompassing over 500 acres of land along the Canadian National Railroad line in north Champaign, the park is home to over 25 businesses and approximately 1,400 employees. Apollo industrial park features companies like FedEx Ground, Caterpillar, Hobbico, Litan/Gill/Porter, KEC Design, ServU, Strategic Marketing & Mailing, W Newell & Sons, Flooring Surfaces, Obiter Research, Graybar and Trane, and Clarkson Soy Products. 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).

Property Description

The entire warehouse is 62,400 Sf with bays 5-6 available for lease. Bays 5 – 6 consist of 20,952 SF with 17,088 SF of warehouse space and 3,864 SF (17.5%) of low-bay/office space. The warehouse space features 28' clear heights, 3 DHD's, and approx. 40' x 40' column spacing. The low-bay/office area is currently set up with 2 offices, customer service counter, vestibule, large open area, full HVAC, and has 14' ceilings. The facility is fully sprinkled with an ESFR system, has a warehouse ventilation system, and has an 8" interior slab. Landlord is prepared to retrofit premises to accommodate user as well as expand the building to the north with 3 acres available. An OHD can be inserted on the north side of the building to give drive in access to the warehouse. Industrial racking is available to tenant use. The warehouse has connectivity to the UC2B fiber ring. Space could potentially be demised into two split bays of approximately 10,000 SF each.

AJ Thoma, III, CCIM
217-403-3425 (Office)
217-520-3299 (Cell)
ajt@cbcdr.com



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Devonshire Realty
201 W. Springfield Ave., 11th Fl.
Champaign, Illinois 61820
217-352-7712

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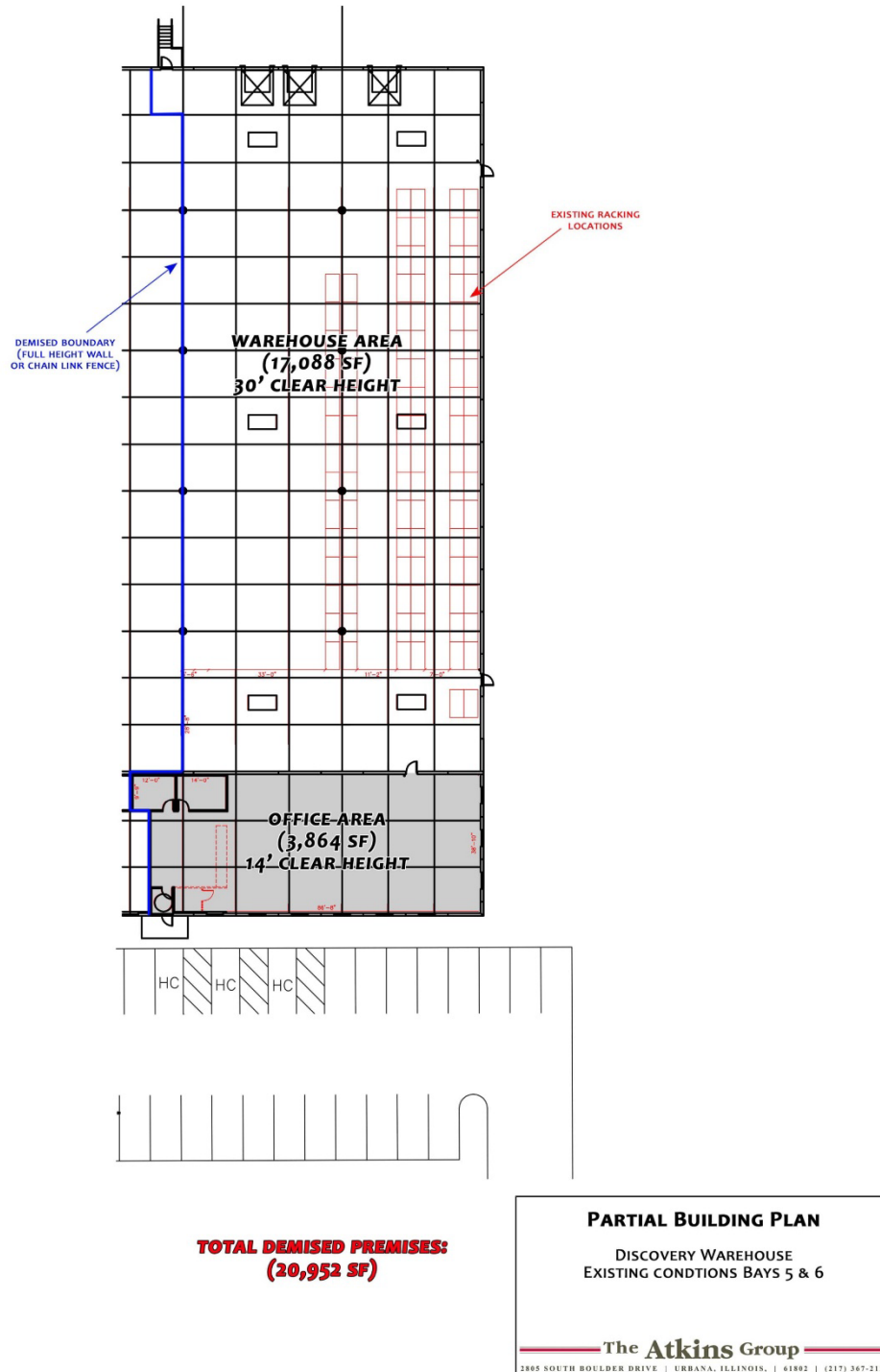
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