

CLASS-A FLEX BUILDING FOR SUBLEASE

2901 Boardwalk Dr. Suite C/D CHAMPAIGN, IL 61822

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AJ THOMA III, CCIM, SIOR





PROPERTY OVERVIEW

This newer flex warehouse was built in 2018 and consists of 50,400 SF that was designed to be consist of six 6,000 SF Bays and two 7,000 SF Bays. This precast flex warehouse sits on 4.16 acres and feature 20' clear heights, NFPA 13 Wet fire suppression system, and a 6" slab on grade. Currently Bays A/B are leased to a local office supply company and Bays E - H are leased to a regional solar panel company. Bays C/D (11,695 SF) is now available for SUBLEASE through 5/31/24. Bays C/D are comprised of roughly 2,750 SF office/showroom with the balance of the space being warehouse. The warehouse (8,932 SF) has 2 dock doors and 2 drive in doors. Each bay (6,000 SF) was designed to feature; 1-12'w x 14't Drive in Door and 1-10' x 10' Dock high Door with a 40,000 lb mechanical levelers and 3 phase 400A/208v service. An illuminated multitenant sign is available for tenant use as well as building signage. The property is within the Champaign enterprise zone.

The subject property is located less than 1 mile from Interstate 57 and within 2 miles of Interstate 74 and within 3 miles of Interstate 72. Newton Warehouse is the second warehouse in Interstate East Subdivision and adjacent to Interstate Research Park. 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	\$8.50/SF NNN
Available When:	Now - 5/31/24*
Space Available	11,695 SF
Overall Building Size	50,400 SF
Zoning	I-1, Light Industrial
Year Built	2018



^{*}Longer term deals potentially available. What is being offered is a sublease. Speak to listing broker for additional details.







BUILDING SPECIFICS

Building Size	60,000 SF	
Available Space	11,695 SF	
Office Space	2,763 SF	
Warehouse Space	8,932 SF	
Slab Thickness	6"	
Drive-in-Doors	2 - (12'w x 14't)	
Dock High Doors	2	
Clear Ceiling Height	20'	
Column Spacing	50'	
HVAC	Full in Office Heat in Warehouse	
Sprinkled	Yes-NFPA 13	
Power	400 AMP 208 V 3-Phase per Bay	
Utilities	IAWC Ameren UCSD Fiber	
Rail	No	
Heating	Gas fired	
Parking	112 Spaces 2:1,000 SF	
Interstate Access	Within 1 mile I-57, I-74, & I-72	



PROPERTY HIGHLIGHTS

- Class-A Facility
- Flex Warehouse Space
- 1 Dock High Door per bay
- 1 Drive in Door (12'w x 14't) per bay
- ESFR Sprinkler System
- 100± Parking Spaces
- 6" Interior Slab
- Interstate Access w/in 1 mile
- Tilt-Up Construction

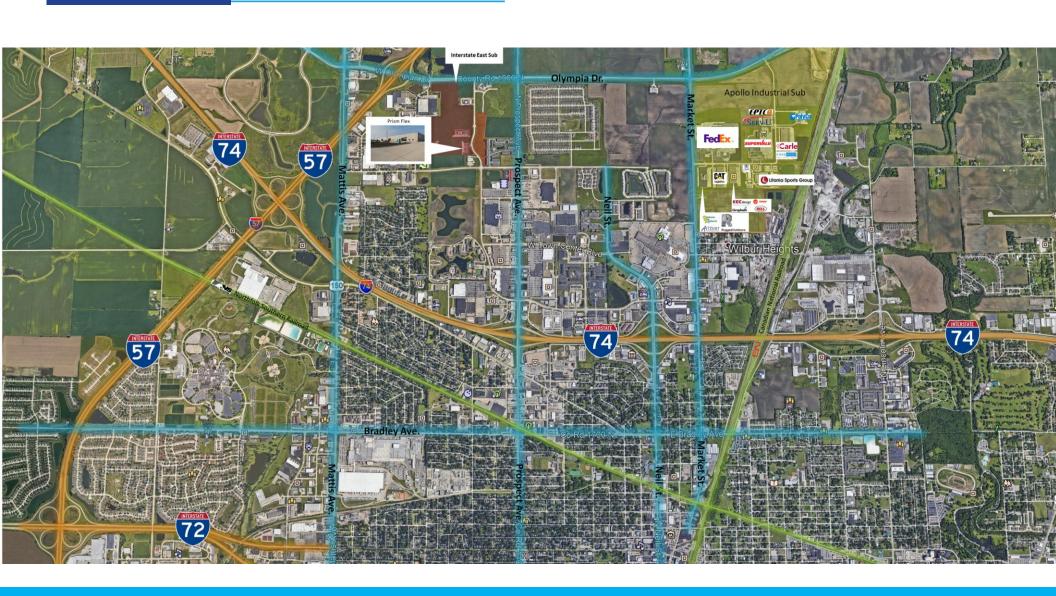
DEMOGRAPHICS

POPULATION	3-MILES	5-MILES	10-MILES
2010 Population (Census)	31,724	110,452	161,519
2021 Population	33,832	116,767	171,307
2026 Population (Projected)	35,009	120,554	177,204
HOUSHOLDS	3-MILES	5-MILES	10-MILES
2010 Households (Census)	14,625	44,330	65,278
2021 Households	15,728	47,454	70,065
2026 Households (Projected)	16,346	49,327	72,869
INCOME	3-MILES	5-MILES	10-MILES
2021 Median HH Income	\$48,714	\$45,073	\$55,684
2021 Avg. HH Income	\$67,360	\$68,417	\$85,948
2021 Per Capita Income	\$27,644	\$28,433	\$35,532



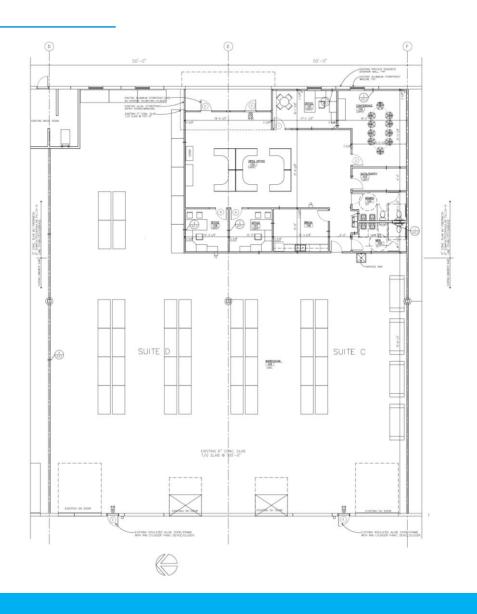


AERIAL MAP- Champaign, IL





FLOOR PLAN





CONTACT INFORMATION



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