

MERCURY WAREHOUSE

**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY

CLASS-A INDUSTRIAL BUILDING FOR LEASE

301 E. Mercury Dr.
CHAMPAIGN, IL 61822



AJ THOMA III, CCIM
217.403.3425
ajt@cbcdr.com

A DEVELOPMENT BY:

TAG
THE ATKINS GROUP

MERCURY WAREHOUSE



DEVONSHIRE REALTY

PROPERTY OVERVIEW

The entire warehouse is 100,800 SF consisting of 10 – 10,080 SF (48' x 210') Bays. Currently bays 5 and 6E-7N , and bay 8 are available for lease. Bay 5 consists of roughly 1,500± SF of office space (2 private offices, large conference room, open office, and 2 restrooms) and 8,500± SF of warehouse space featuring one dock door (DHD). Bay 6E-7N consists of roughly 8,600 SF of open warehouse with 1 DHD, shared drive in door (DID), and a shared unisex restroom. These spaces can be combined for a total of 18,596 SF. Bay 8 consists of roughly 2,300± SF of office space (5 Private offices, conference room, kitchette, and 2 restrooms) and 7,800± SF of warehouse space featuring one dock door (DHD). The facility is fully sprinkled with an NFPA-13 wet system, has an 6" interior slab, 30' clear height, and 3 Phase Power. Landlord is prepared to retrofit premises to accommodate tenants. The warehouse has connectivity to the UC2B fiber ring.

Subject property is located just 2 miles south of Interstate 57 and within 3 miles of Interstate 74 & Interstate 72. Viking 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, Litania/Gill/Porter, KEC Design, ServU, Strategic Marketing & Mailing, W Newell & Sons, Flooring Surfaces, Obiter Research, Graybar and Trane, Clarkson Soy Products, AFD Solutions, and Rugged Outdoors. 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

Bay 5: \$5.00/SF NNN
Bays 6E-7N: \$4.75/SF NNN
Bays 5-7N: \$4.75/SF NNN
Bay 8: \$5.00/SF NNN

Space Available

Bay 5: 9,988 SF
Bays 6E-7N: 8,608 SF
Bays 5-7N: 18,596 SF
Bay 8: 10,080 SF

Building Size

100,800 SF

Zoning

I-2, Heavy Industrial

Year Built

1998



MERCURY WAREHOUSE



BUILDING SPECIFICS

Building Size	100,800 SF
Available Space	Bay 5: 9,988 SF Bays 6E-7N: 8,608 SF Bays 5-7N: 18,596 SF Bay 8: 10,080 SF
Office Space	Bay 5: 1,500 SF Bays 6E -7N: None Bay 8: 2,300± SF
Warehouse Space	Bay 5: 8,488 SF Bays 6E -7N: See Above Bay 8: 7,800± SF
Drive-in-Doors	Bay 5: None Bays 6E -7N: 1 (Shared) Bay 8: None
Dock High Doors	Bay 5: 1 Bay 6E: 1 Bay 8: 1
Clear Ceiling Height	30'
Column Spacing	48' x 42'
HVAC	Full in Office Heat in Warehouse
Sprinkled	Yes-NFPA-13
Power	200 AMP 480V 3-Phase (Per Bay)
Rail	No
Heating	Gas fired
Parking	86 Spaces
Interstate Access	Within 2 miles

MERCURY WAREHOUSE



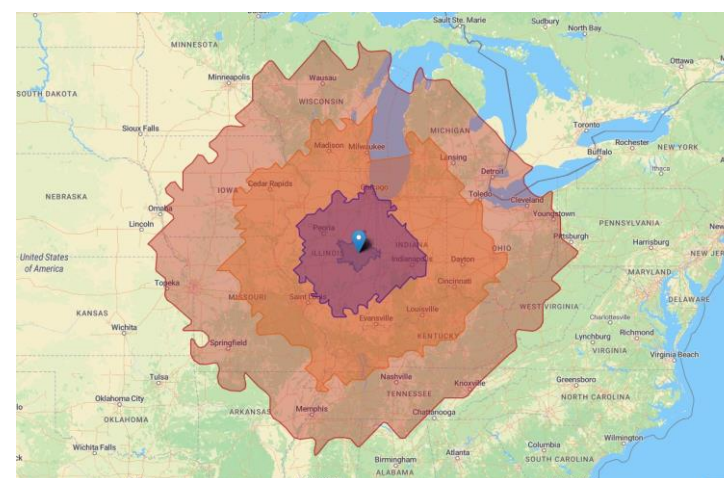
DEVONSHIRE REALTY

PROPERTY HIGHLIGHTS

- Class-A Facility
- Office/Warehouse Space
- 86 Parking Spaces
- 6" Interior Slab
- Interstate Access w/in 2 miles
- Tilt-Up Construction
- Built in 1998

DEMOGRAPHICS

POPULATION	3-MILES	5-MILES	10-MILES
2010 Population (Census)	56,795	123,589	158,824
2019 Population	62,679	131,577	171,312
2024 Population (Projected)	65,740	136,083	177,970
HOUSHOLDS	3-MILES	5-MILES	10-MILES
2010 Households (Census)	24,183	50,097	64,332
2019 Households	26,830	53,651	69,771
2024 Households (Projected)	28,252	55,717	72,721
INCOME	3-MILES	5-MILES	10-MILES
2019 Median HH Income	\$26,315	\$43,398	\$53,685
2019 Avg. HH Income	\$46,407	\$69,828	\$86,136
2019 Per Capita Income	\$20,229	\$28,906	\$35,322

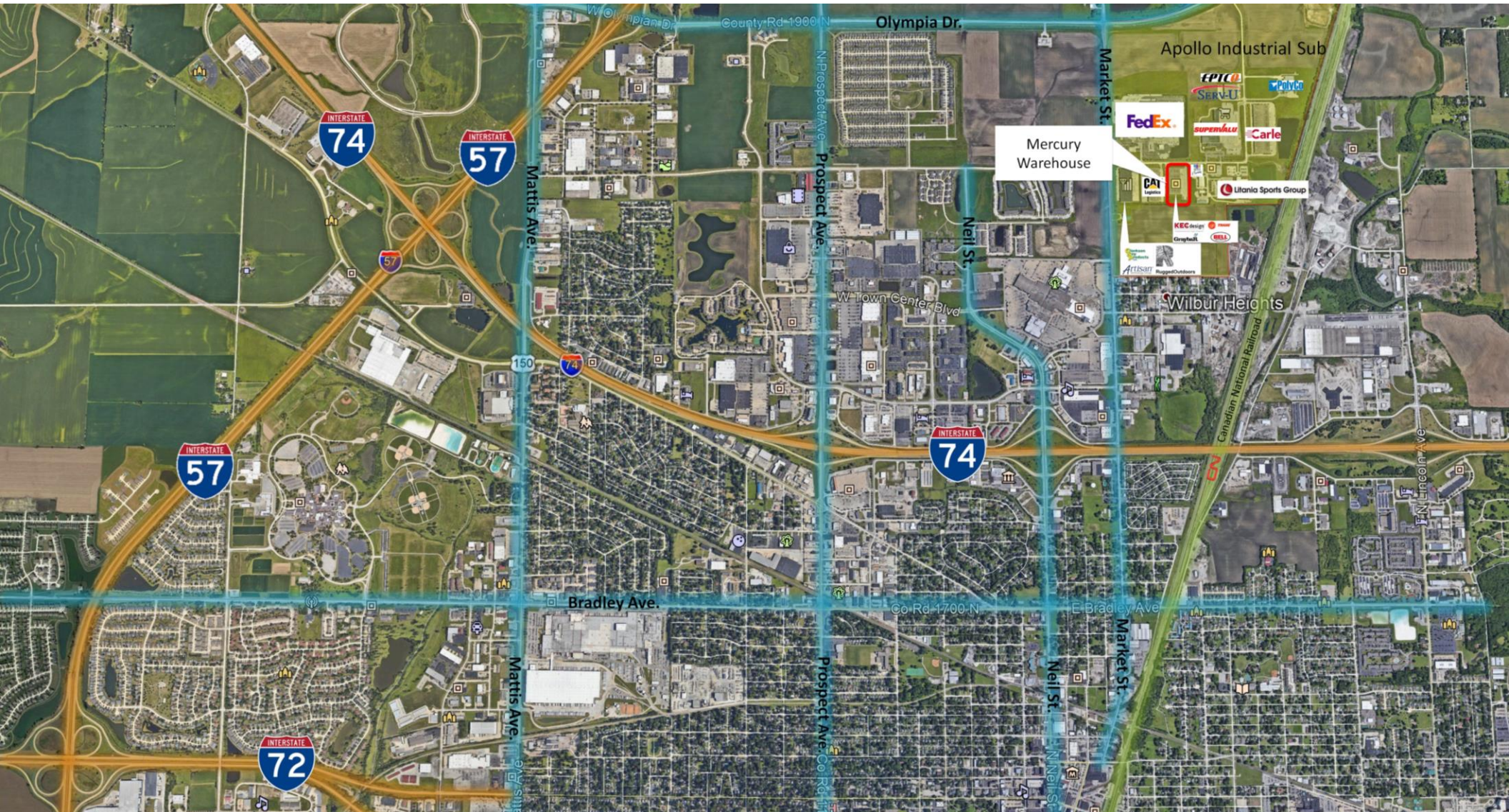


MERCURY WAREHOUSE



DEVONSHIRE REALTY

AERIAL MAP

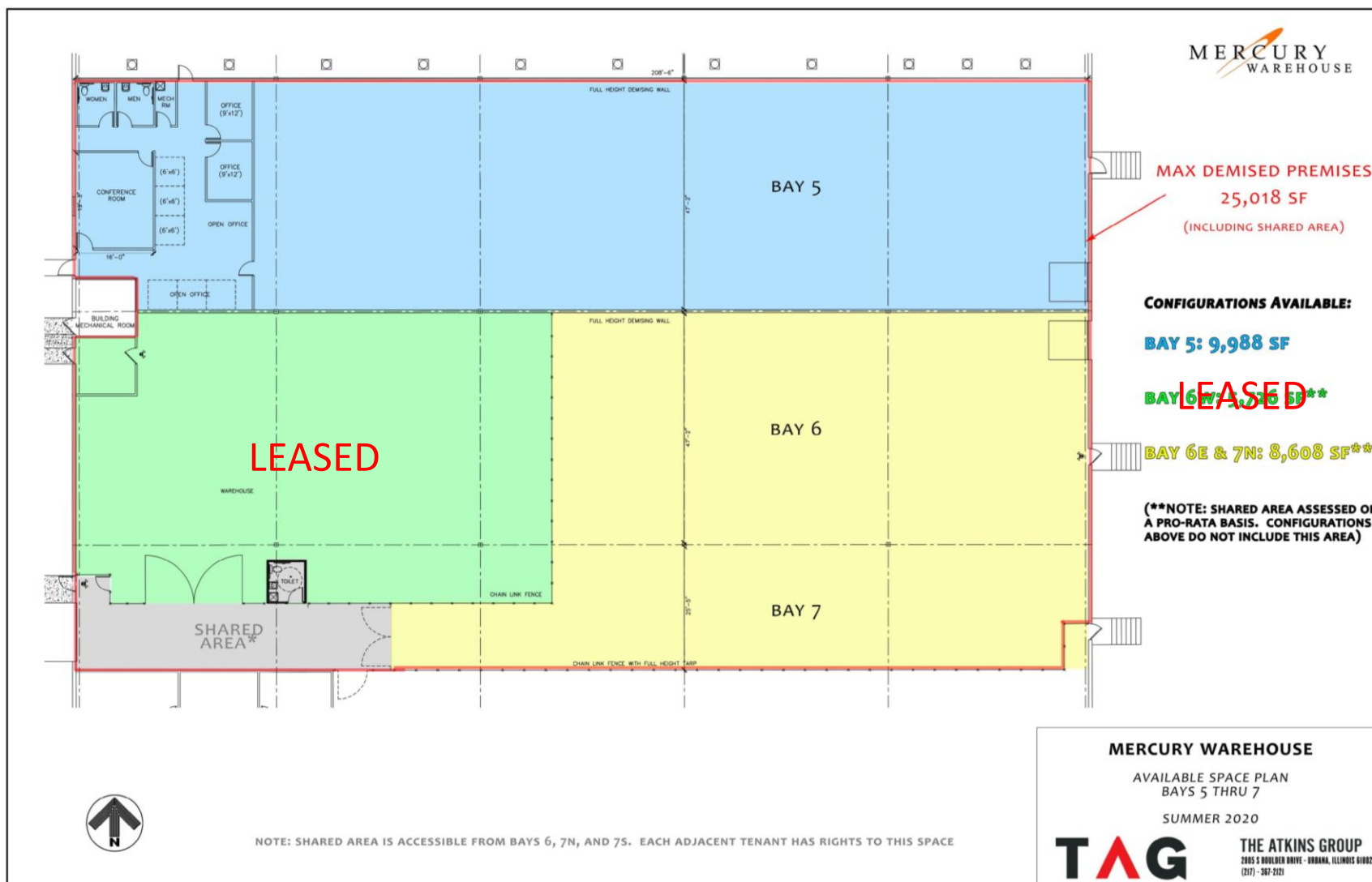


MERCURY WAREHOUSE



DEVONSHIRE REALTY

FLOOR PLAN- Bays 5 -7N



MERCURY WAREHOUSE

FLOOR PLAN- Bay 8



MERCURY WAREHOUSE



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.

MERCURY WAREHOUSE



CONTACT INFORMATION



DEVONSHIRE REALTY

AJ THOMA III, CCIM
Vice President
Commercial Broker
217.403.3425
ajt@cbcdr.com



Coldwell Banker Commercial
Devonshire Realty
201 W. Springfield Ave. | 11th Floor
Champaign, IL 61820
217.352.7712