

# MERCURY WAREHOUSE



DEVONSHIRE REALTY

## CLASS-A INDUSTRIAL BUILDING FOR LEASE

301 E. Mercury Dr.  
CHAMPAIGN, IL 61822

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A DEVELOPMENT BY:



# MERCURY WAREHOUSE

## PROPERTY OVERVIEW

The entire warehouse is 100,800 SF consisting of 10 – 10,080 SF (48' x 210') Bays. Currently bay 6W is available for lease. Bay 6W consists of roughly 5,700 SF of open warehouse space, a shared DID, and a shared unisex restroom. 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	Bays 6W: \$5.25/SF NNN
Space Available	Bays 6W: 5,726 SF
Building Size	100,800 SF
Zoning	I-2, Heavy Industrial
Year Built	1998





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## BUILDING SPECIFICS



Building Size	100,800 SF
Available Space	Bays 6W: 5,726 SF <b>Available 7/1/22</b>
Office Space	1 office
Warehouse Space	Approx. 5,000
Drive-in-Doors	1 (Shared)
Dock High Doors	None
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



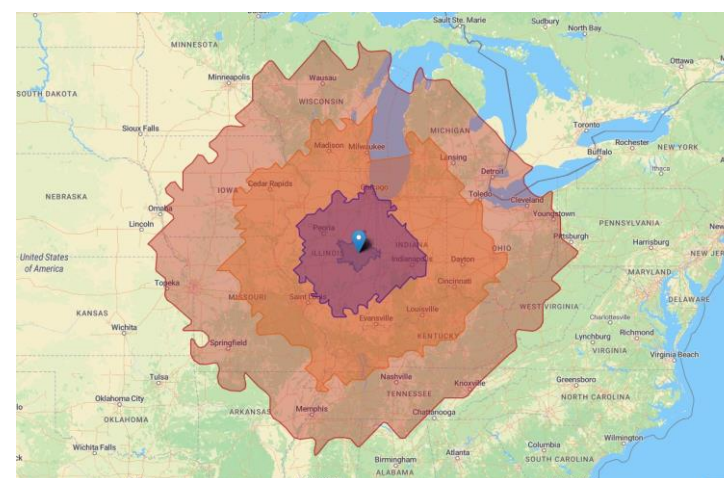
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## PROPERTY HIGHLIGHTS

- 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)	48,327	119,274	159,202
2021 Population	53,329	125,242	168,861
2026 Population (Projected)	55,798	129,061	174,629
HOUSHOLDS	3-MILES	5-MILES	10-MILES
2010 Households (Census)	21,539	48,312	64,394
2021 Households	23,990	51,283	69,109
2026 Households (Projected)	25,223	53,169	71,860
INCOME	3-MILES	5-MILES	10-MILES
2021 Median HH Income	\$33,425	\$44,857	\$54,990
2021 Avg. HH Income	\$49,637	\$68,485	\$84,859
2021 Per Capita Income	\$22,533	\$28,567	\$35,117



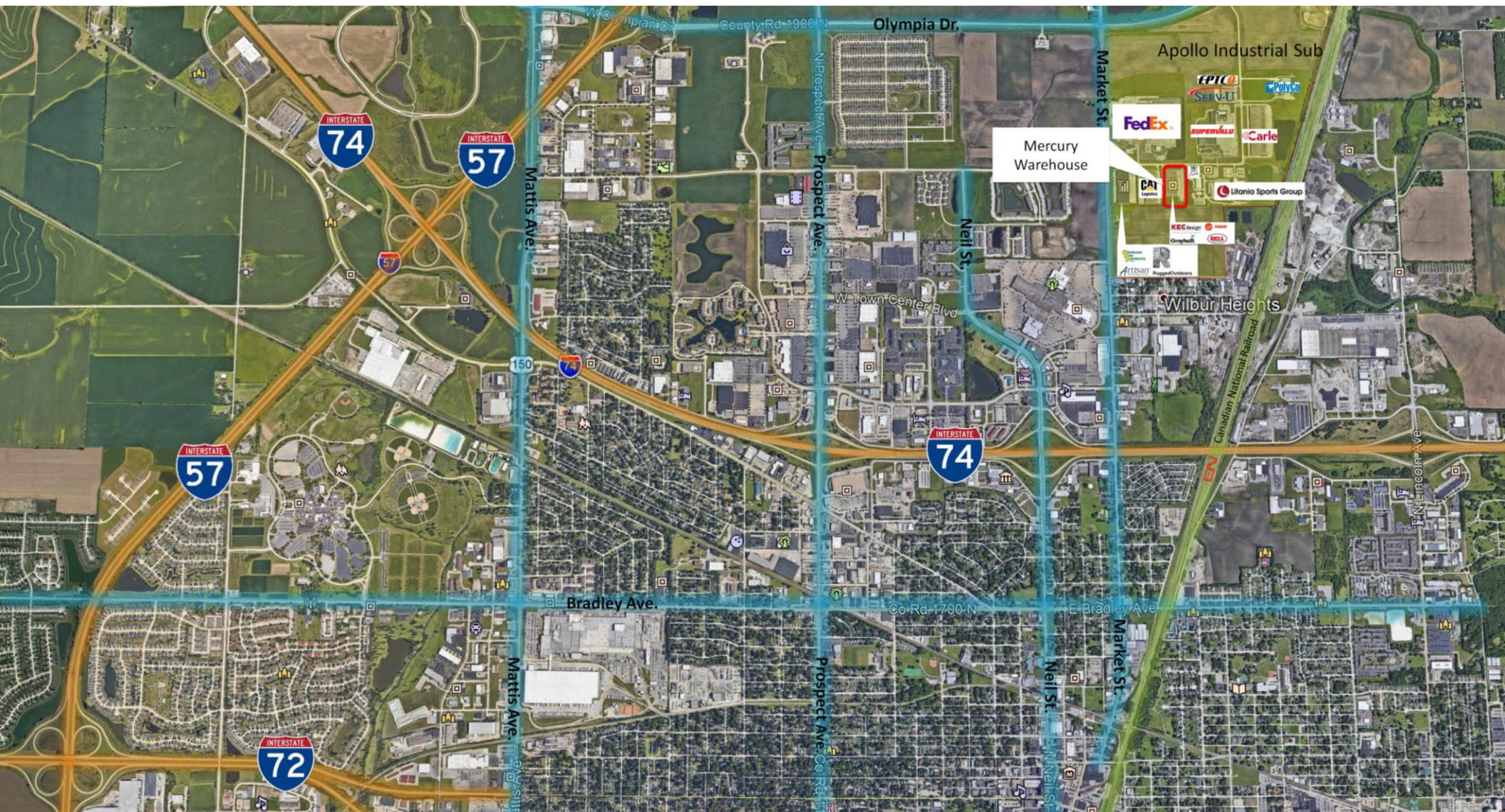


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## AERIAL MAP



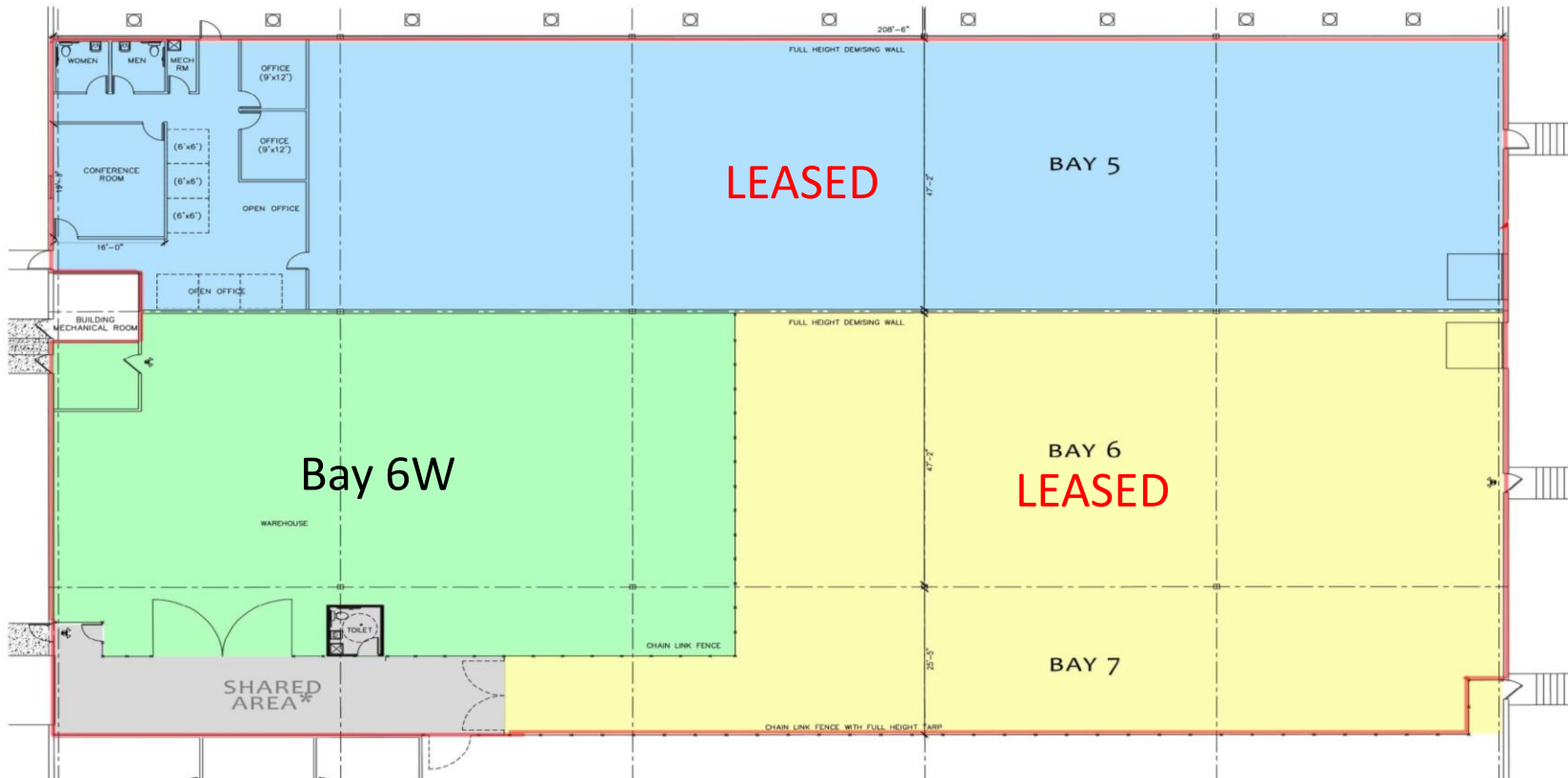


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## FLOOR PLAN- Bays 6 -7N



### CONFIGURATIONS AVAILABLE:

BAY 6W: 5,726 SF\*\*  
(available 7/1/22)

(\*\*NOTE: shared area assessed  
on a pro-rate basis. Configurations  
above do not include this area)

MERCURY WAREHOUSE  
AVAILABLE SPACE PLAN



THE ATKINS GROUP  
2005 S DOUGLASS DRIVE - URBANA, ILLINOIS 61802  
(217) - 367-2121

# MERCURY WAREHOUSE



## DEVELOPER – THE ATKINS GROUP

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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



DEVONSHIRE REALTY

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