

VIKING WAREHOUSE



**COLDWELL
BANKER
COMMERCIAL**

DEVONSHIRE REALTY

CLASS-A INDUSTRIAL BUILDING FOR LEASE

3002 APOLLO DR.
CHAMPAIGN, IL 61822



AJ THOMA III, CCIM
217.403.3425
ajt@cbcdr.com

A DEVELOPMENT BY:

TAG
THE ATKINS GROUP

VIKING WAREHOUSE

PROPERTY OVERVIEW

The entire warehouse is 251,760 SF consisting of 22 - 11,429 SF (41' x 279') bays. Currently bays 1-4 are available for lease and consist of approx. 7,700 SF of office space & 38,220 SF of warehouse space. The warehouse space features 30' clear heights, 8 DHD's, one DID, and approx. 41' x 40' column spacing. The facility is fully sprinkled with an ESFR system, has an 8" interior slab, and 2,000 A/480V/3 Phase Power. Landlord is prepared to retrofit premises to accommodate tenants. Landlord has the ability to demise the available space into smaller units. 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	\$4.75/SF NNN
Space Available	Bays 1 – 4: Up to 45,920 SF
Building Size	251,760 SF
Zoning	I-2, Heavy Industrial
Year Built	1999



VIKING WAREHOUSE



BUILDING SPECIFICS

Building Size	251,760 SF
Available Space	Bays 1 – 4: Up to 45,920 SF
Office Space	7,700 SF
Warehouse Space	38,220 SF
Drive-in-Doors	1
Dock High Doors	8
Clear Ceiling Height	30'
Column Spacing	41' x 40'
HVAC	Full in Office Heat in Warehouse
Sprinkled	Yes-ESFR System
Power	2,000 AMP 480 V 3-Phase
Rail	No
Heating	Gas fired
Parking	135 Spaces
Interstate Access	Within 2 miles

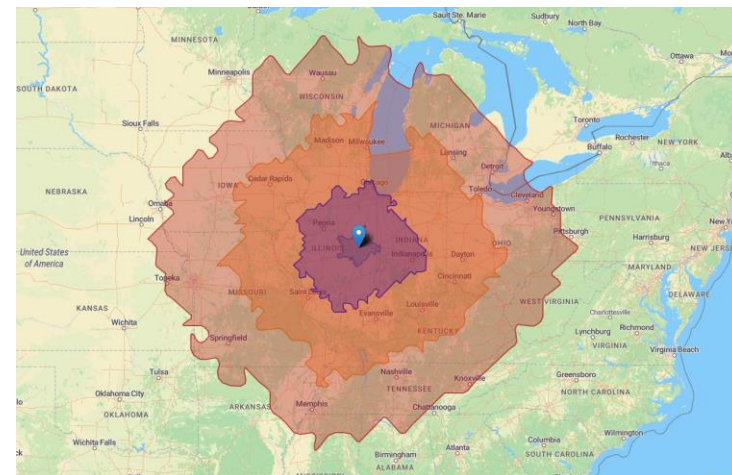
VIKING WAREHOUSE

PROPERTY HIGHLIGHTS

- Class-A Facility
- Office/Warehouse Space
- ESFR Sprinkler System
- 135 Parking Spaces
- 8" Interior Slab
- Interstate Access w/in 2 miles
- Tilt-Up Construction
- Built in 1999

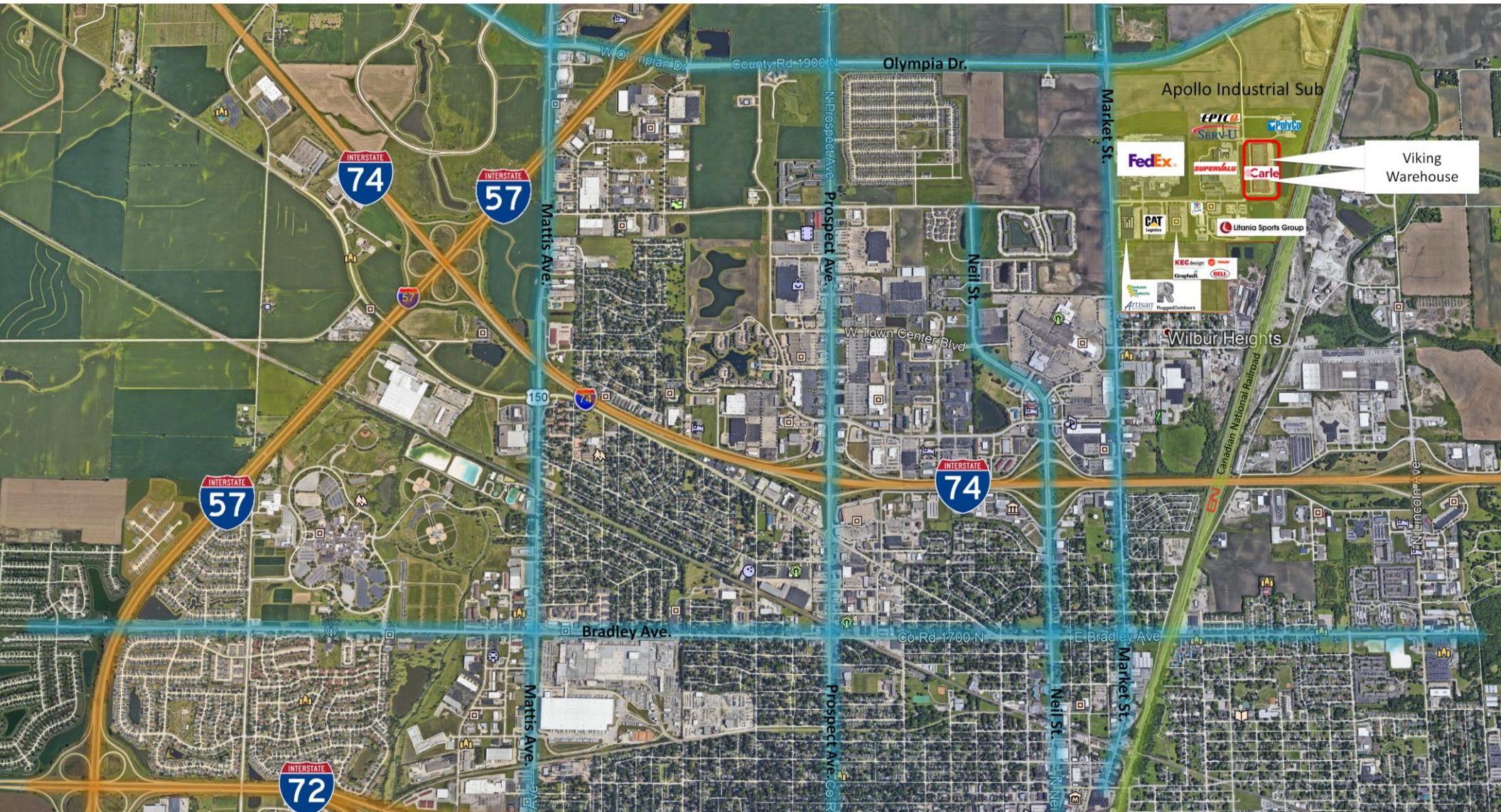
DEMOGRAPHICS

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



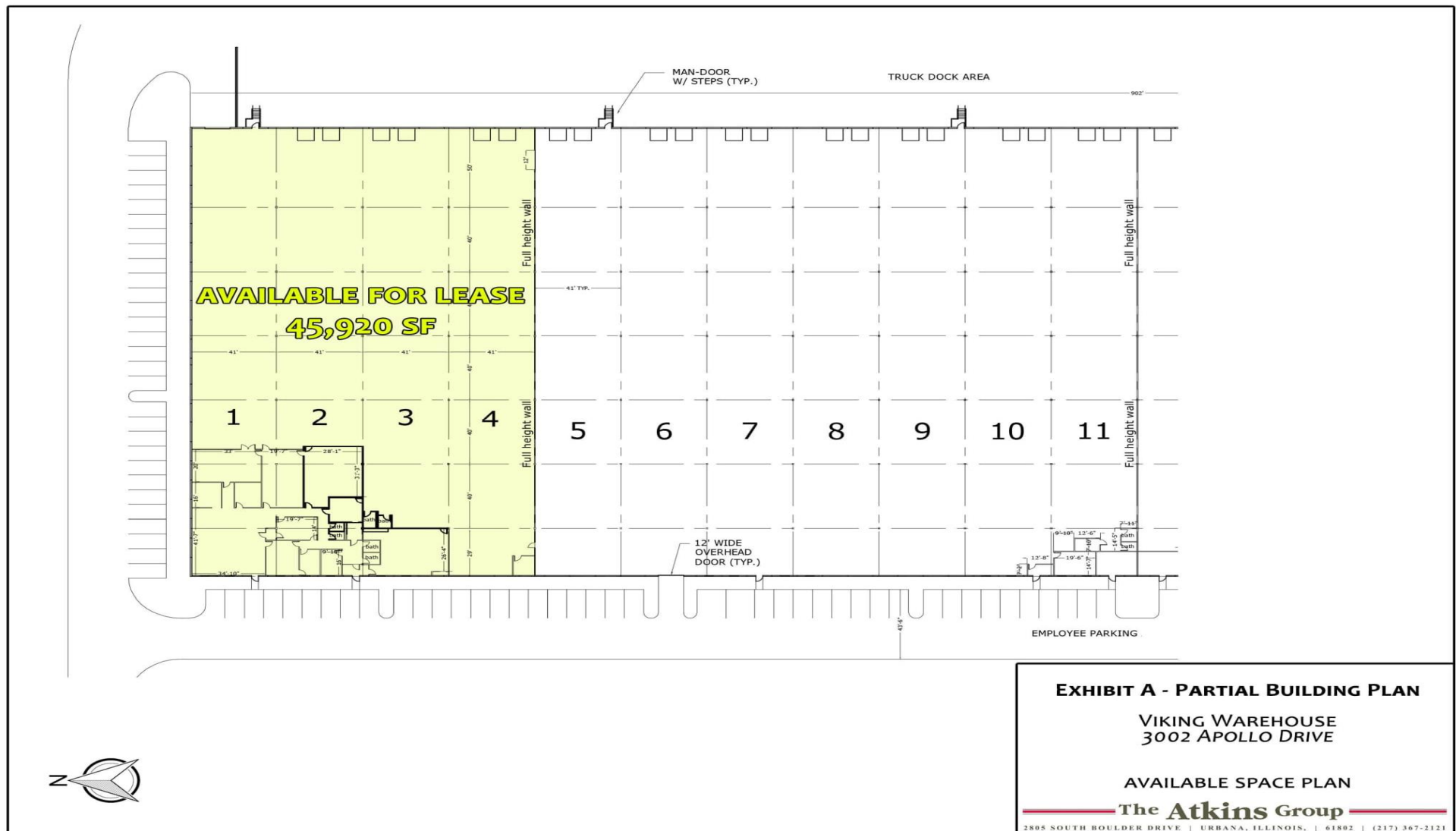
VIKING WAREHOUSE

AERIAL MAP



VIKING WAREHOUSE

FLOOR PLAN- Bays 1 – 4



VIKING 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.

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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