

# FOR LEASE

\$4.75 / SF NNN



301 Mercury Dr., Bays 6-7N, Champaign, IL 61822

## Property Information

**AVAILABLE SF FOR LEASE**  
8,956

**BUILDING SF**  
100,800

**ZONING**  
I-2 Heavy Industrial

### AREA DESCRIPTION

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.

### PROPERTY DESCRIPTION

The entire warehouse is 100,800 SF consisting of 10 – 10,080 SF (48' x 210') Bays. Currently bay 6-7N are available for lease. The space consists of roughly 8,400 SF of open warehouse with 1 DHD, 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. Space will be available after October 1, 2018.

**AJ Thoma III, CCIM**  
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INDURTRIAL

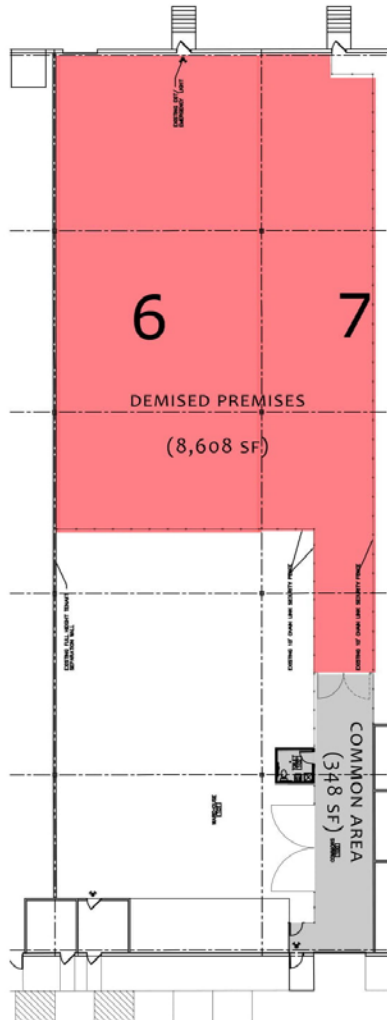
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**201 W. Springfield Ave., 11<sup>th</sup> Fl.**  
**Champaign, Illinois 61820**  
**217-352-7712**

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# Floor Plan



**MERCURY**  
WAREHOUSE  
301 MERCURY DR., CHAMPAIGN, IL

**FLOOR PLAN**  
MERCURY WAREHOUSE BAYS 6E, 7N  
SUMMER 2018  
**The Atkins Group**  
2802 SOUTH BOULDER DRIVE | URBANA, ILLINOIS | 61902 | (217) 247-2121

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