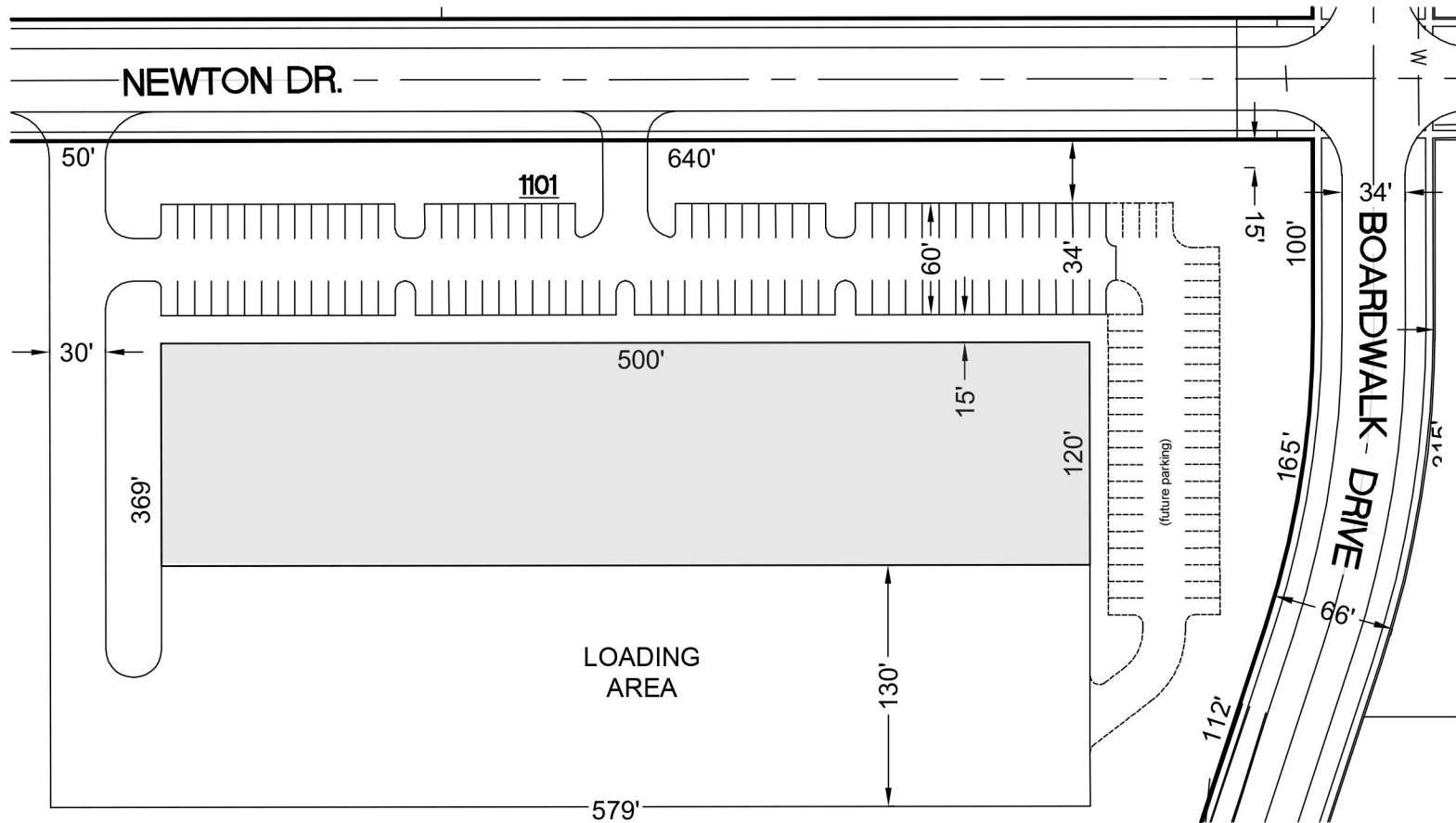




# NEWTON WAREHOUSE

1101 NEWTON DRIVE - CHAMPAIGN, IL

\* PRELIMINARY PLAN ONLY.  
DRAWING SUBJECT TO CHANGE.



**PROPERTY FEATURES:**

- + NEW CONSTRUCTION
- + 20' CLEAR HEIGHT
- + FULLY SPRINKLED (ESFR)
- + MINIMUM ONE DRIVE IN DOOR AND ONE DOCK DOOR PER SUITE
- + 40,000 LB MECHANICAL DOCK LEVELERS
- + 6" SLAB ON GRADE
- + 400A/480V ELECTRIC SERVICE PER SUITE
- + FIBER CONNECTIVITY
- + CONVENIENT INTERSTATE ACCESS < 1 MILE AWAY (I57 & I74)
- + AMPLE VEHICLE PARKING
- + INSULATED PRECAST BUILDING
- + LANDLORD WILLING TO ASSIST WITH DESIGN BUILD FITOUTS AS NEEDED



SITE PLAN  
NOT TO SCALE

**AVAILABLE FOR LEASE**

**WINTER 2019**

**The Atkins Group**

2805 SOUTH BOULDER DRIVE | URBANA, ILLINOIS, | 61802 | (217) 367-2121