

VMF @ ATKINS 150 WAREHOUSE

 **COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY

VEHICLE MAINTENANCE FACILITY FOR LEASE

2309 W. BLOOMINGTON RD.
CHAMPAIGN, IL 61822



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A DEVELOPMENT BY:

TAG
THE ATKINS GROUP

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PROPERTY OVERVIEW

The main warehouse is part of a 62 acre industrial campus that features a 25,000 SF vehicle maintenance facility, rail spur with active service from Norfolk Southern, and ample parking for tractor trailers. The property is located just outside the Champaign City limits.

The subject property was originally constructed as an ancillary building for the main warehouse and more specifically for vehicle maintenance. Currently there are 2 bays available for lease. The north two bays consist of 2,825 SF with 1,306 SF of attached office space. This space features 18' clear heights, radiant heat, floor drains, and a pair of drive through overhead doors.

Subject property is located less than 1 mile from Interstate 74 and within 2 miles of Interstate 57 and within 3 miles of Interstate 72. 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).

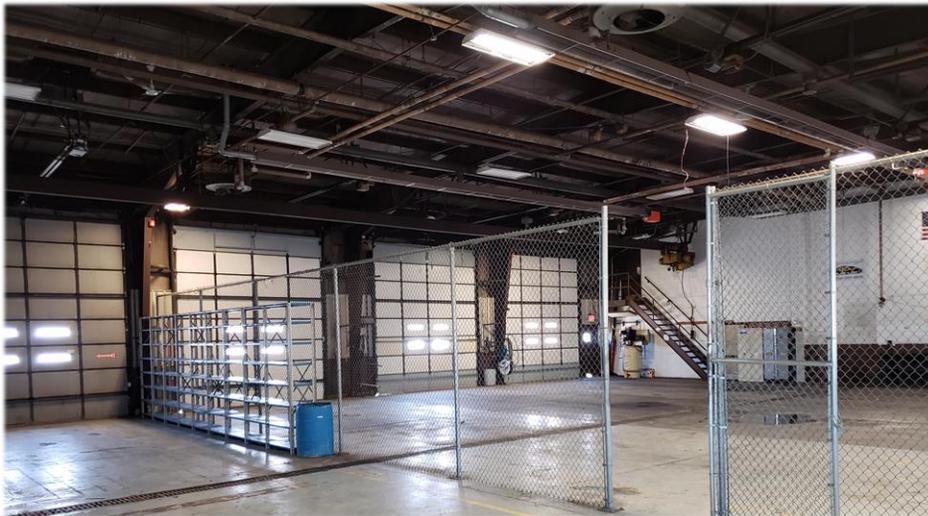
OVERVIEW

Lease Price	\$5.25/SF NNN
Space Available	2,825 SF
Building Size	25,000 SF
Zoning	Industrial
Year Built	1978



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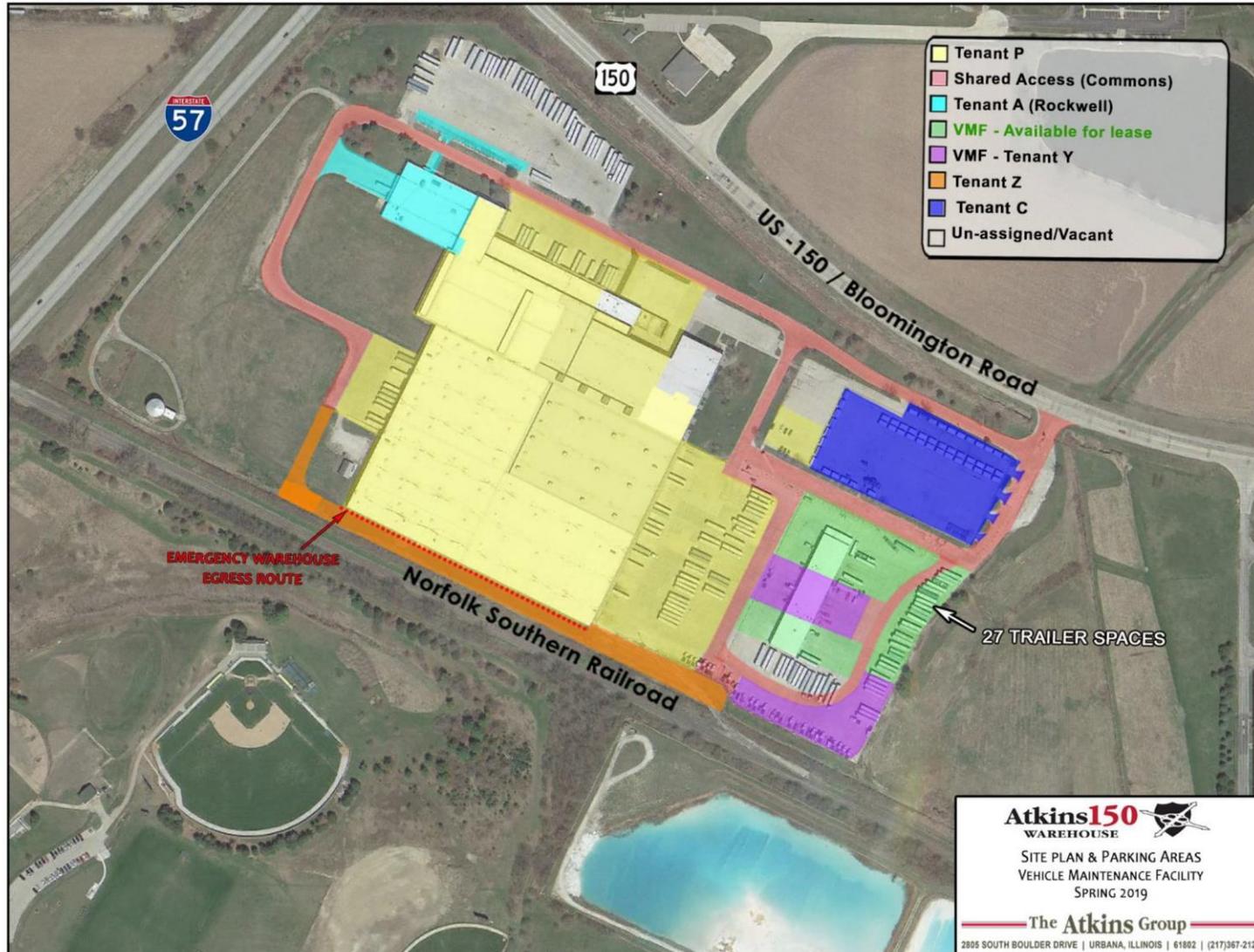
BUILDING SPECIFICS



Tenant	Partially Vacant
Building Size	25,000 SF
Available Space	2,825 SF
Office Space	1,306 SF
Slab Thickness	At Least 6"
Drive-in-Doors	12 (14'w x 16't)
Dock High Doors	0
Clear Ceiling Height	18'5"
Column Spacing	None
Sprinkled	Yes- Wet System
Vehicle Parking	Plenty
Truck/Trailer Parking	27
HVAC	Full in Office Heat in Warehouse
Floor Drain	Yes with Oil Separator
Power	225 Amp 208 V 3-Phase
Heating (Service Bays)	Gas fired Radiant
Interstate Access	Within 1 mile

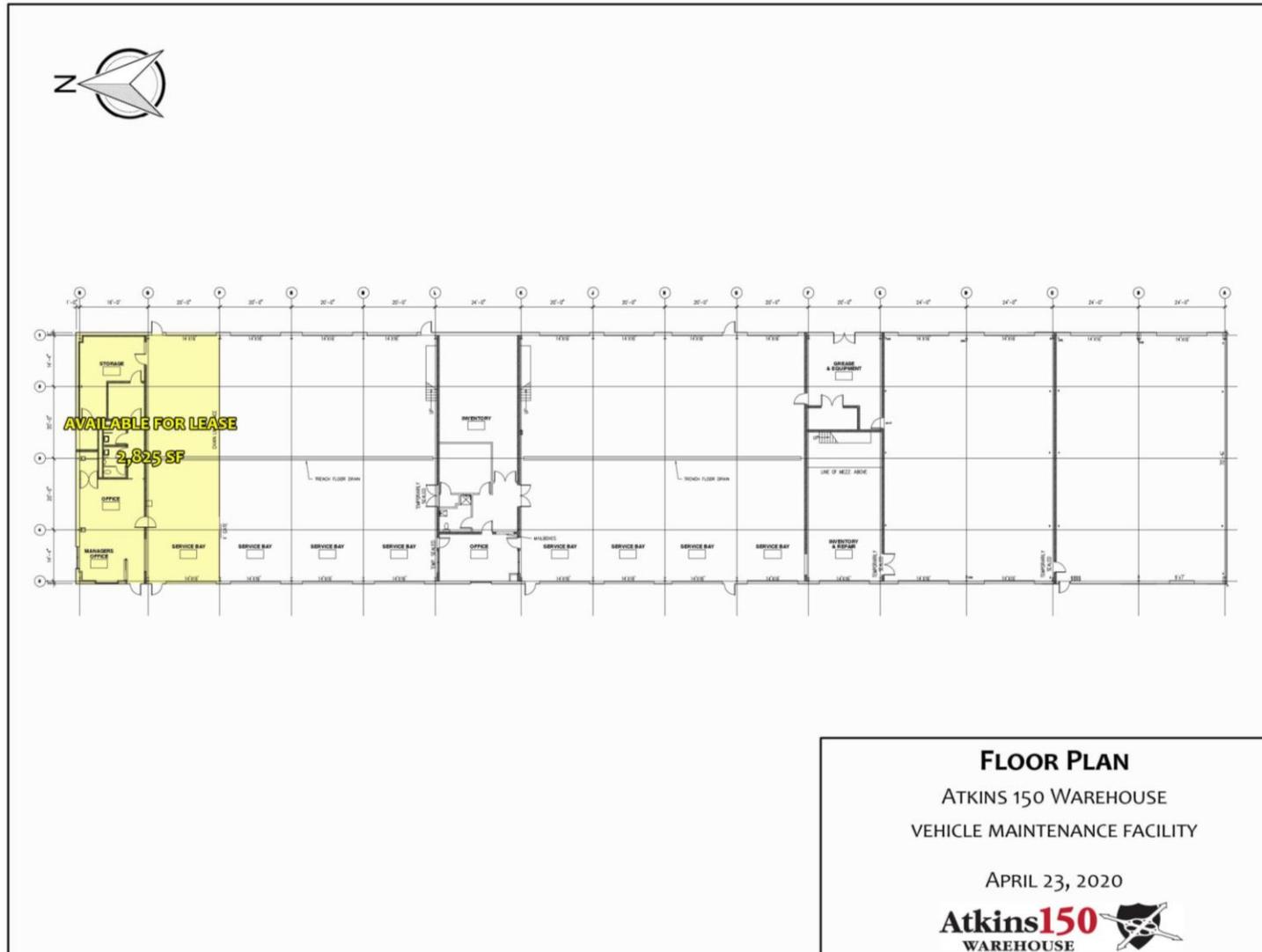
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SITE PLAN



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FLOOR PLAN



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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

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