

# VIKING WAREHOUSE



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY



3002 Apollo Dr.  
Champaign, IL 61822

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

**COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712**

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THE ATKINS GROUP

## PROPERTY OVERVIEW

The warehouse is 251,942 SF of leasable space consisting of 22 bays. Bays 5-8 (45,920 SF) are available for lease starting 4/15/23 and consist of raw warehouse space (ready for buildout) one 12' x 14' overhead drive in door (DID), and 8 dock doors (DHD). The warehouse space features 30' clear heights and approx. 41' x 40' column spacing. The facility is fully sprinkled with an ESFR system, has an 8" interior slab, and 2 separate 400A/480V/3 Phase Power services available. 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 and AT&T 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, Flex-N-Gate, Carle, FBN, Polyconversions, W Newell & Sons, Flooring Surfaces, Obiter Research, Graybar and Trane, Clarkson Soy Products, 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	\$5.75/SF NNN
Space Available	Bays 5 – 8: 45,920 SF Available 4/1/2023
Building Size	251,942 SF
Zoning	I-2, Heavy Industrial
Year Built	2002
NNN Est.	\$1.34/SF - 2022





## BUILDING SPECIFICS



Building Size	251,760 SF
Available Space	Bays 5 – 8: 45,920 SF
Office Space	To be Built upon tenant need
Warehouse Space	45,920 SF
Drive-in-Doors	1
Dock High Doors	8
Clear Ceiling Height	30'
Column Spacing	41' x 40'
HVAC	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

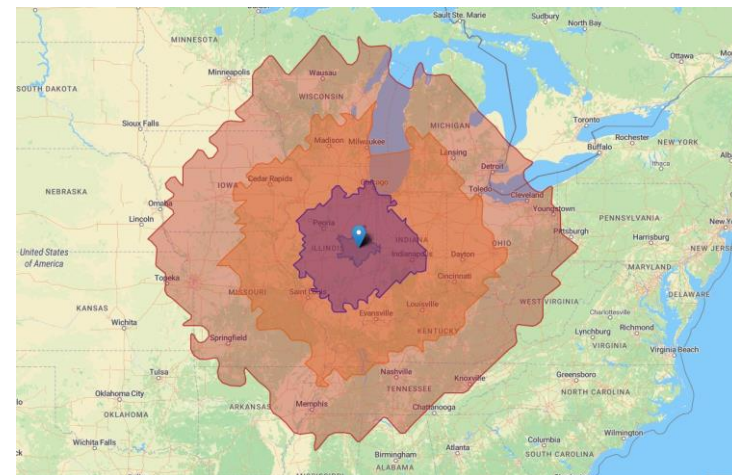


## PROPERTY HIGHLIGHTS

- 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)	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

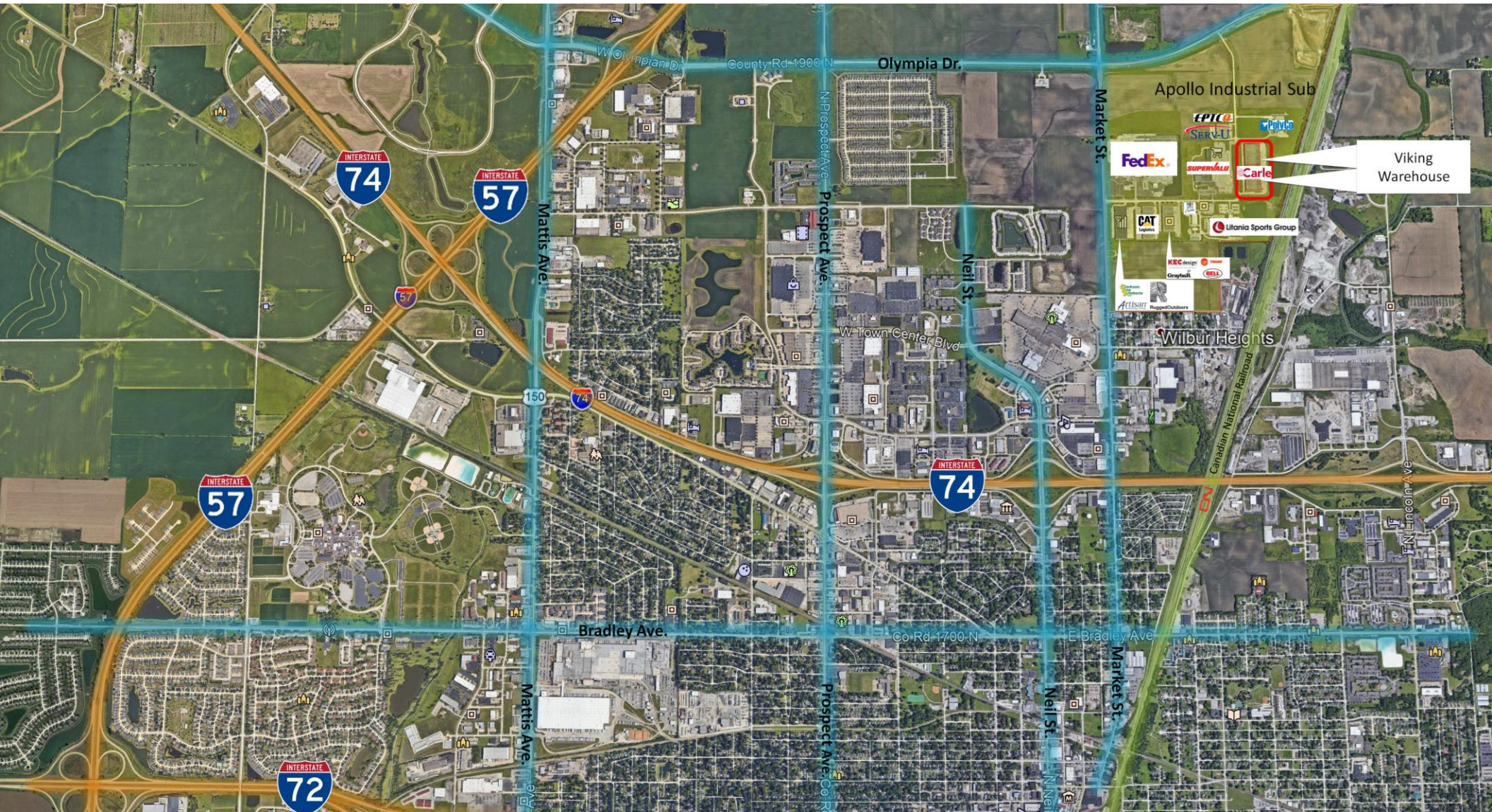


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## AERIAL MAP



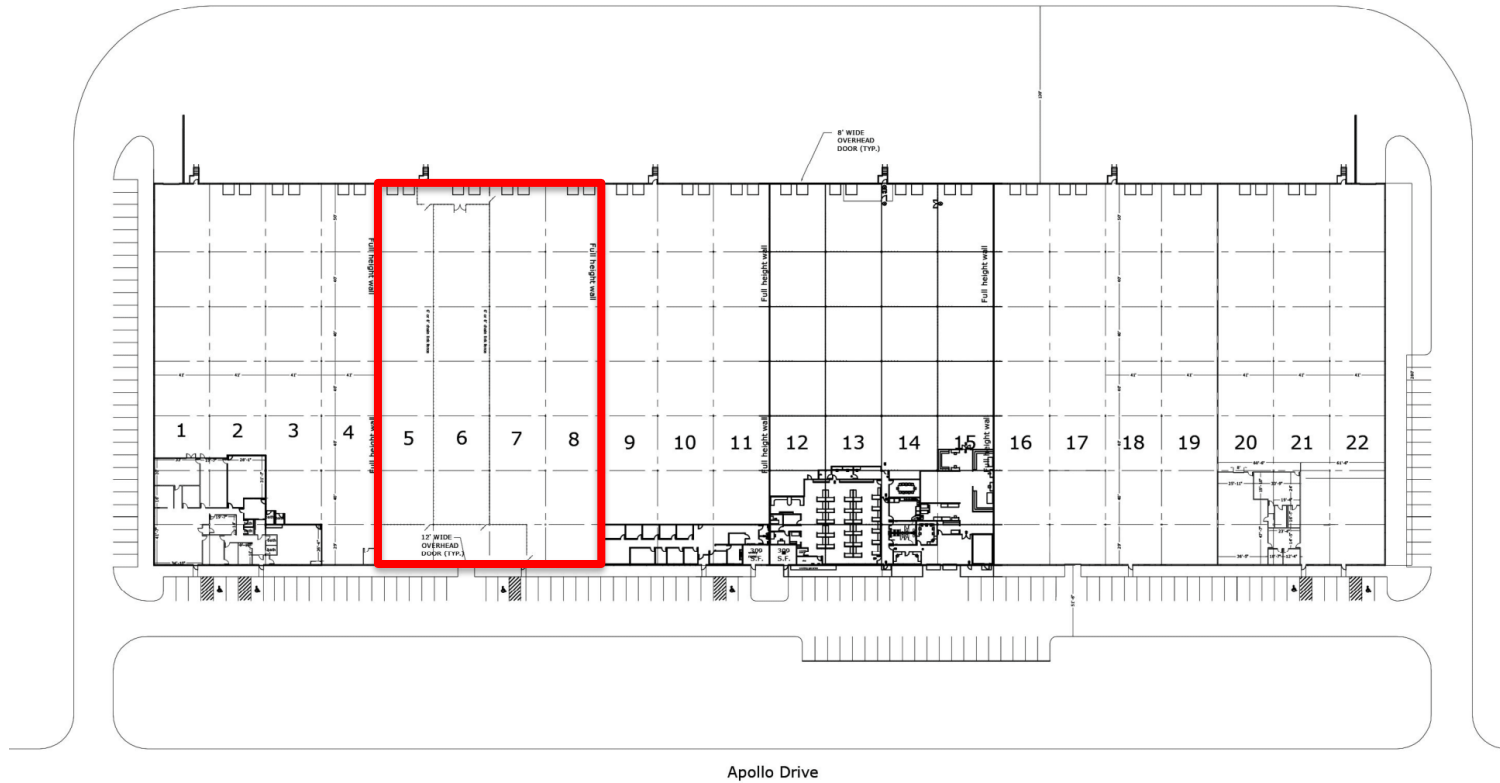
Viking Warehouse

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## FLOOR PLAN- Bays 5 – 8



### SITE PLAN

VIKING WAREHOUSE

3002 APOLLO DRIVE - CHAMPAIGN, IL



THE ATKINS GROUP  
2005 S BRIDLER DRIVE - URBANA, ILLINOIS 61002  
(217) - 567-2121



## 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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