

DISCOVERY WAREHOUSE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



3201 Apollo Dr.
Champaign, IL 61822

AJ THOMA III, CCIM, SIOR
217.403.3425
ajt@cbcdr.com

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TAG
THE ATKINS GROUP

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PROPERTY OVERVIEW

The entire warehouse is 62,400 SF and can be expanded up to 109,200 SF (46,800 SF Expansion). The building is currently demised into two units, Bays 1 – 4, and Bays 5-6.

Bays 1 – 4 consists of 41,448 SF with 35,662 SF of warehouse space and 5,786 SF (14%) of low-bay/office space. The low-bay in Bays 1 – 4 are currently set up with 8 private offices, bullpen for executive offices with private restroom, conference room, break room, showroom, and restrooms. The warehouse space has 3 dock doors and there is a 12' x 12' Drive in door in the Southwest corner as well as having a set of shop restrooms.

Bays 5 – 6 that consist of 20,952 SF with 17,088 SF of warehouse space and 3,864 SF (18%) of low-bay/office space. The low-bay in Bays 5 – 6 are currently set up with 8 private offices, conference room, and restrooms. The warehouse space has 3 dock doors and there is a potential to add a drive in door on the north side.

The entire warehouse space (52,000 SF) features 28' clear heights, 6 dock high doors, 1 drive in door (potential to add more doors), approx. 40' x 44' column spacing, and has a generator and back up power system (in Bays 1 – 4). The facility is fully sprinkled with an ESFR system, has a warehouse summer ventilation system, and an 8" interior slab. Currently each tenant pays roughly \$0.75/SF for their share of the utilities. The Landlord is prepared to retrofit premises to accommodate user as well as expand the building to the north with 3 acres available. The warehouse has connectivity to the UC2B fiber ring & AT&T Fiber. Discovery Warehouse is located within the City of Champaign's Enterprise Zone and eligible for city and state incentives.

Subject property is located just 2 miles south of Interstate 57 and within 3 miles of Interstate 74 & Interstate 72. Discovery 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, Carle, FBN, Polyconversions, W Newell & Sons, Flooring Surfaces, Obiter Research, Graybar, Trane, and Clarkson Specialty Lecithins. 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	20,952 – 62,400 SF
Building Size	62,400 SF (Expandable)
Zoning	I-2, Heavy Industrial
Year Built	2007
NNN est.	\$2.37/SF -2024



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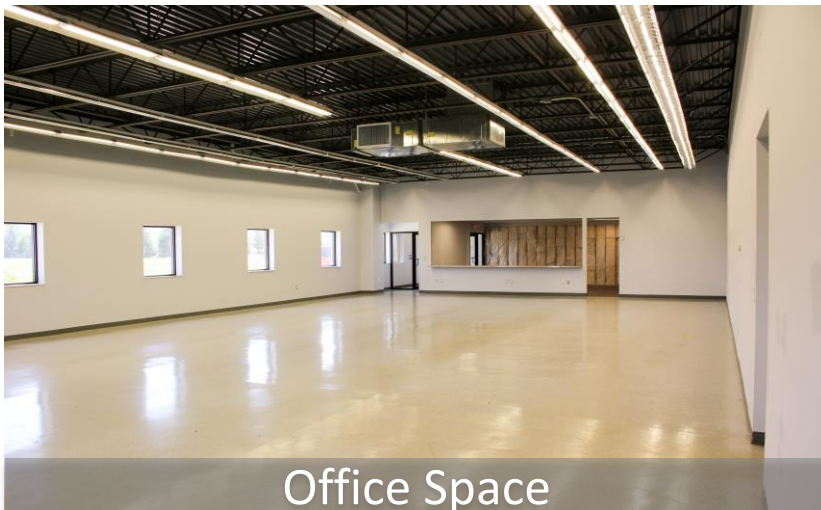
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BUILDING SPECIFICS



Warehouse Space



Office Space

Building Size	62,400 SF
Available Space	20,952 – 62,400 SF
Office Space	Bays 1 – 4: 5,786 SF Bays 5 – 6: 3,864 SF
Warehouse Space	Bays 1 – 4: 35,662 SF Bays 5 – 6: 17,088 SF
Drive-in-Doors	Bays 1 – 4: 1 – 12' x 12' Bays 5 – 6: None
Dock High Doors	Bays 1 – 4: 3 Bays 5 – 6: 3
Clear Ceiling Height	28'
Column Spacing	40' x 44'
HVAC	Heat in Warehouse
Sprinkled	Yes-ESFR System
Power	1200 AMP 208 V 3-Phase
Back-up Generator	Available in Bays 1 - 4
Rail	No
Heating	Gas fired
Parking	93 Spaces
Interstate Access	Within 2 miles

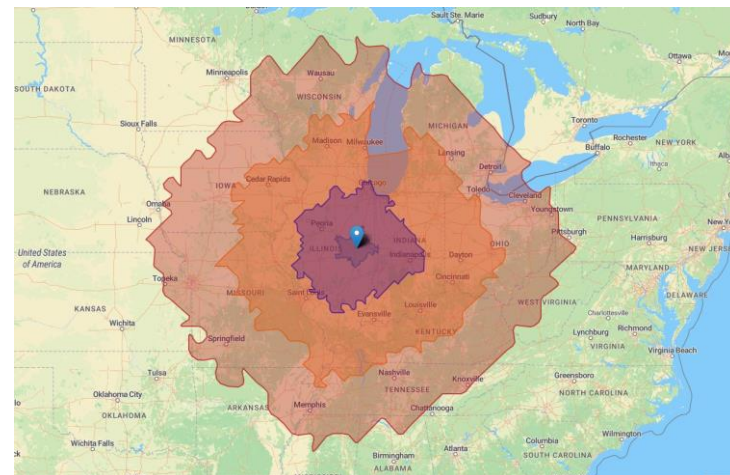


PROPERTY HIGHLIGHTS

- Class-A Facility
- Office/Warehouse Space
- ESFR Sprinkler System
- 60 Parking Spaces
- 8" Interior Slab
- Interstate Access w/in 2 miles
- Tilt-Up Construction
- Built in 2007

DEMOGRAPHICS

POPULATION	3-MILES	5-MILES	10-MILES
2020 Population (Census)	42,770	118,786	165,487
2023 Population	43,901	119,925	167,280
2028 Population (Projected)	44,681	120,269	167,934
HOUSHOLDS	3-MILES	5-MILES	10-MILES
2020 Households (Census)	20,489	49,420	68,382
2023 Households	21,017	50,252	69,631
2028 Households (Projected)	21,648	51,036	70,763
INCOME	3-MILES	5-MILES	10-MILES
2023 Median HH Income	\$43,499	\$51,021	\$61,350
2023 Avg. HH Income	\$62,429	\$76,350	\$94,163
2023 Per Capita Income	\$29,864	\$32,731	\$39,824

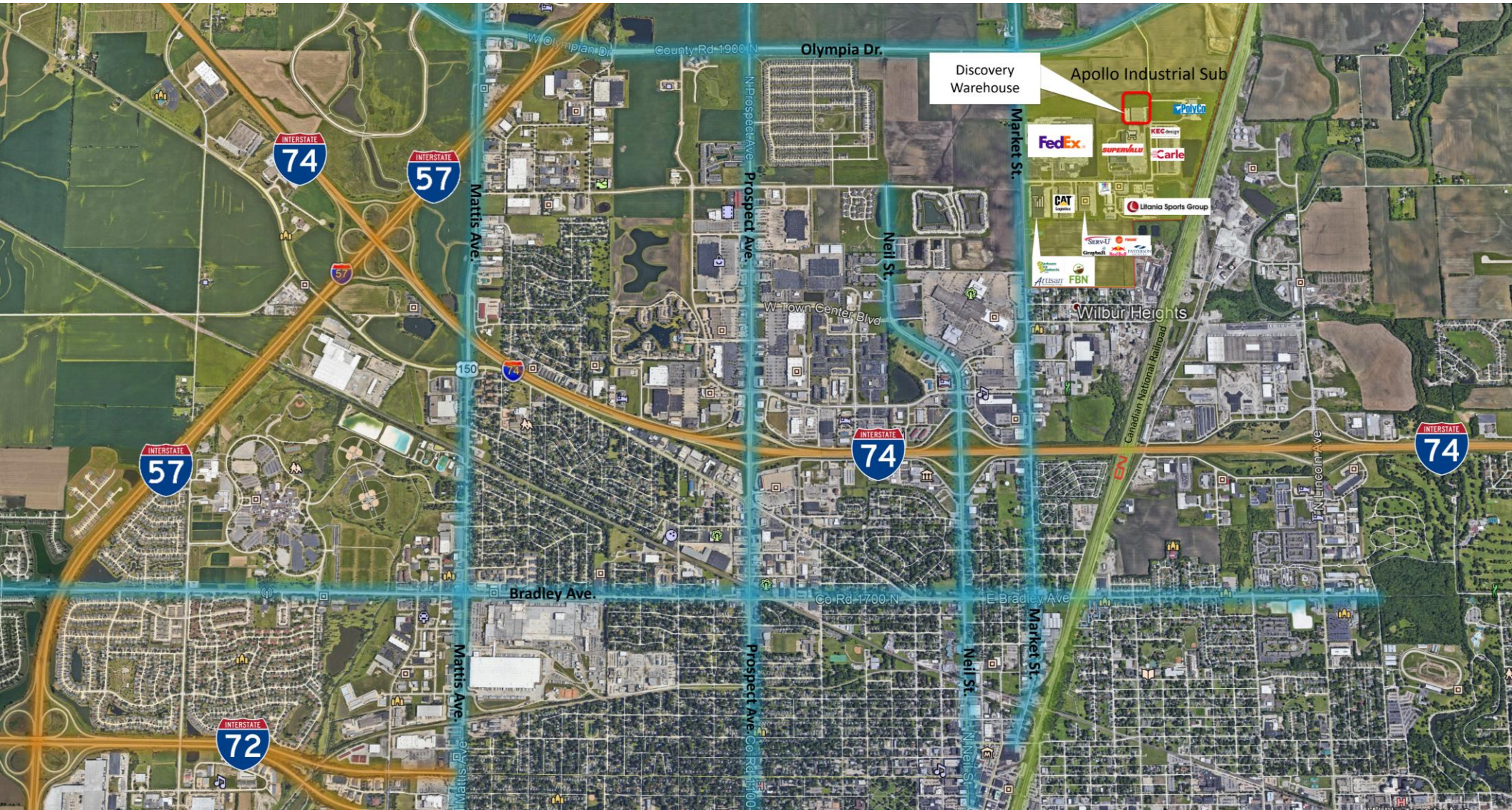


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AERIAL MAP



Discovery Warehouse

Apollo Industrial Sub

FedEx

SUPERVALU

CAT

FBN

Wilbur Heights

Bradley Ave.

Mattis Ave.

Prospect Ave.

Neil St.

Market St.

INTERSTATE 74

INTERSTATE 72

INTERSTATE 57

INTERSTATE 57

INTERSTATE 74

Mattis Ave.

Prospect Ave.

Olympia Dr.

Neil St.

W-Town Center Blvd

Co Rd 1700-N

E Bradley Ave

J.N. Lincoln Ave

W. Olympian Dr.

County Rd 1900 N

Canadian National Railroad

EV

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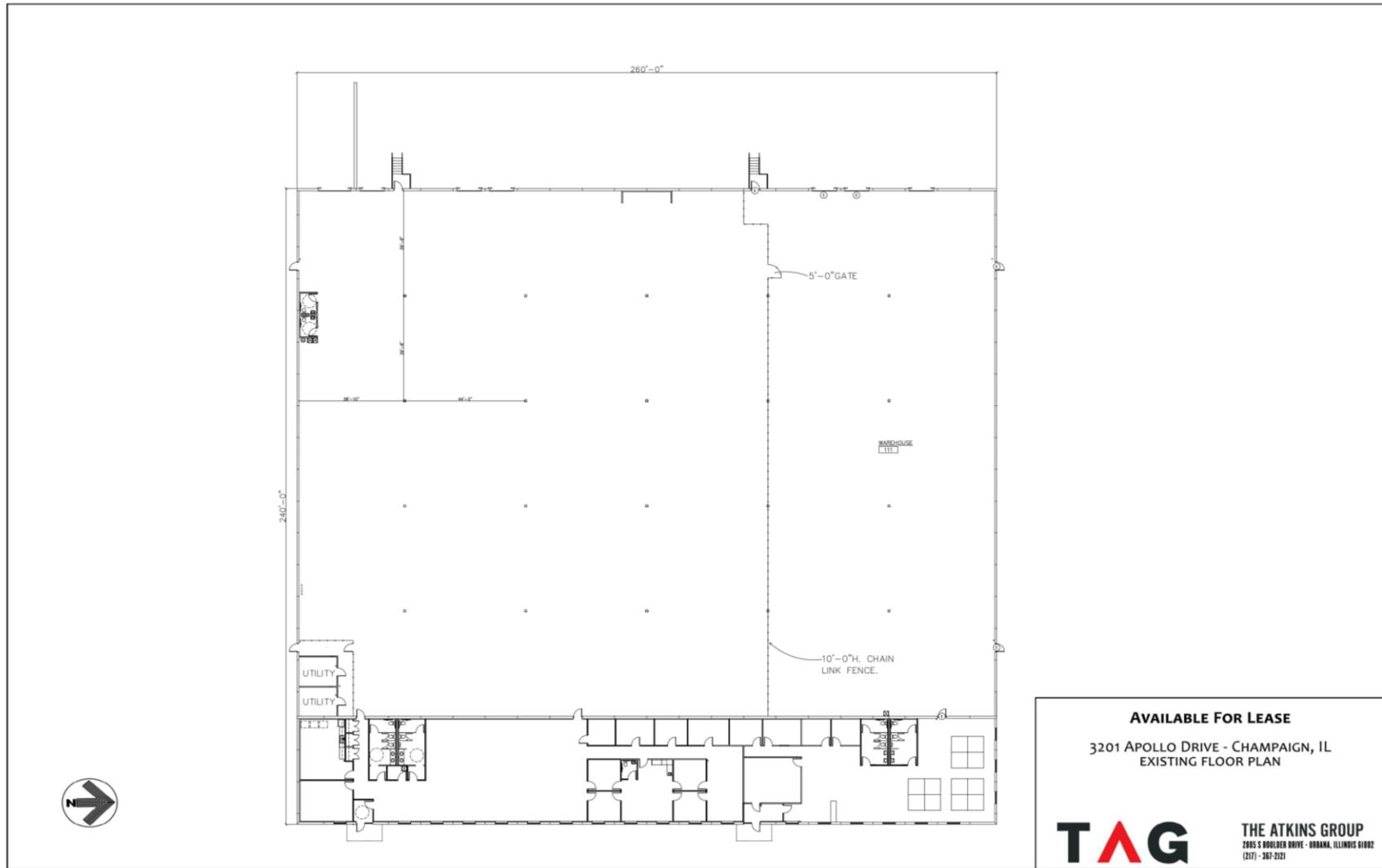
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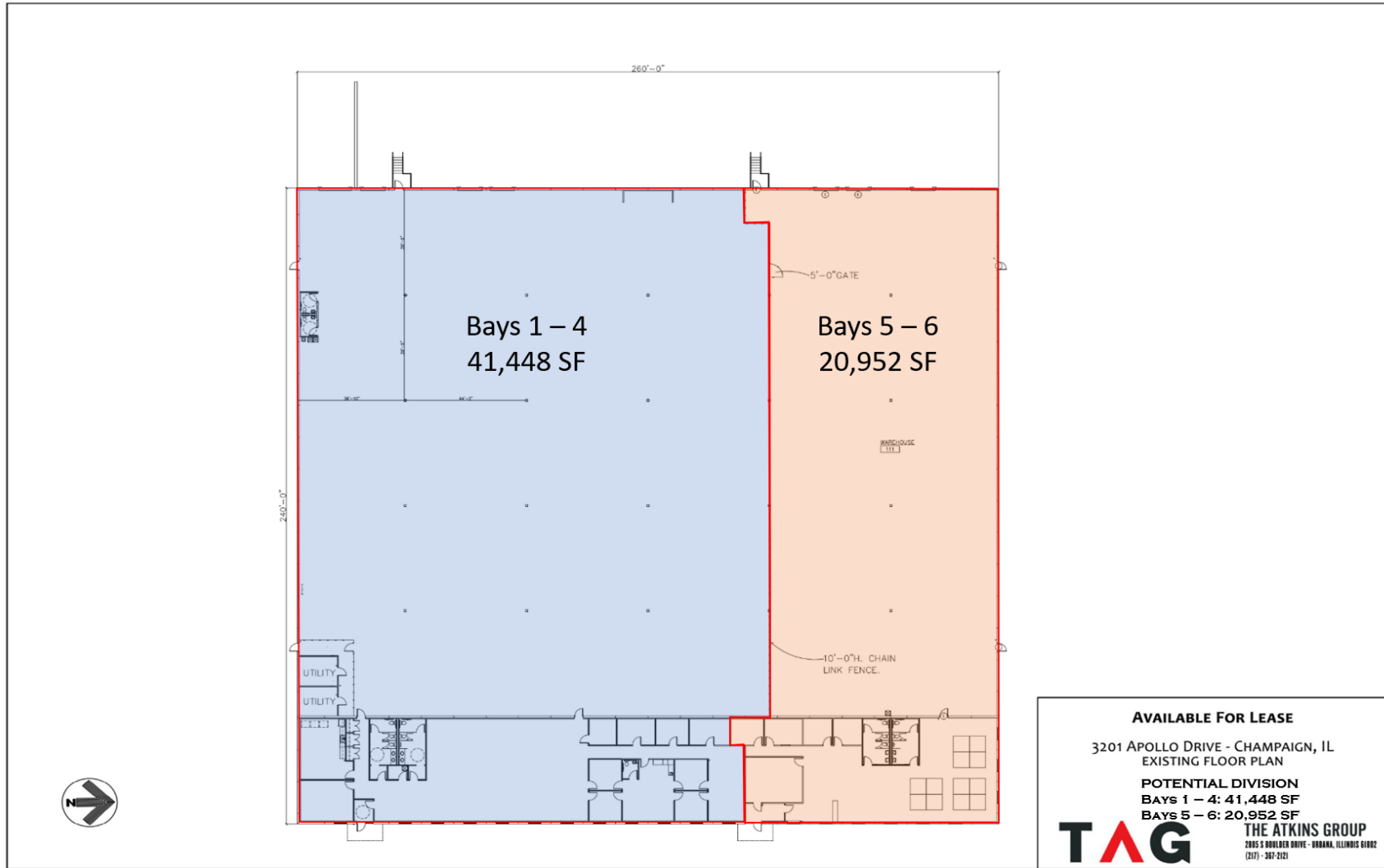
FLOOR PLAN - WHOLE



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FLOOR PLAN - DEMISED



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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.



AJ THOMA III, CCIM, SIOR
Senior Vice President,
Commercial Brokerage
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ajt@cbcdr.com



**Coldwell Banker Commercial
Devonshire Realty
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