

ATKINS 150 WAREHOUSE



DEVONSHIRE REALTY

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A DEVELOPMENT BY:



ATKINS 150 WAREHOUSE

PROPERTY OVERVIEW

The main warehouse is a 583,000 SF Industrial Building that is part of a 62 acre industrial campus that also features a 25,000sf vehicle maintenance facility, rail spur with active service from Norfolk Southern, and ample parking space for tractor trailers and employees. Sprinkler system features a primary pump and backup pump. The entire roof was recently replaced. The property is located just outside the City of Champaign municipal boundary.

Currently, Suite A – D will be available for lease on February 1, 2023 in the Atkins 150 Warehouse. Suite A – D is 24,997 SF with roughly 4,500 SF of office space and 20,000 SF of warehouse space. The office space features 12 offices, large break room, and restroom bank. The warehouse space has 13.5' – 15' clear height, 3 dock high doors, and 1 small drive in door. Landlord is prepared to retrofit premises to accommodate tenants.

Subject property is located 2 miles from Interstate 74, 2 miles from Interstate 57 (both of which are undergoing a multiyear reconstruction project), and 2 miles from 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

Suite	A-D
Lease Price	\$5.00/SF NNN
Space Available	27,610 SF (2/1/23)
Building Size	583,000 SF
Zoning	I-1, Light Industrial
Year Built	1978
NNN Est.	\$1.04/SF



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BUILDING SPECIFICS



Building Size	583,000 SF
Available Space	27,610 SF
Office Space	4,853 SF
Warehouse Space	22,757 SF
Drive-in-Doors	1
Dock High Doors	3
Clear Ceiling Height	13.5' - 15'
Column Spacing	32' x 39'
HVAC	Heat in Warehouse Full in Office
Sprinkled	Yes
Power	277 AMP 480 V 3-Phase
Rail	At site, However fully Leased
Heating	Gas fired
Parking	Plenty
Interstate Access	2 miles

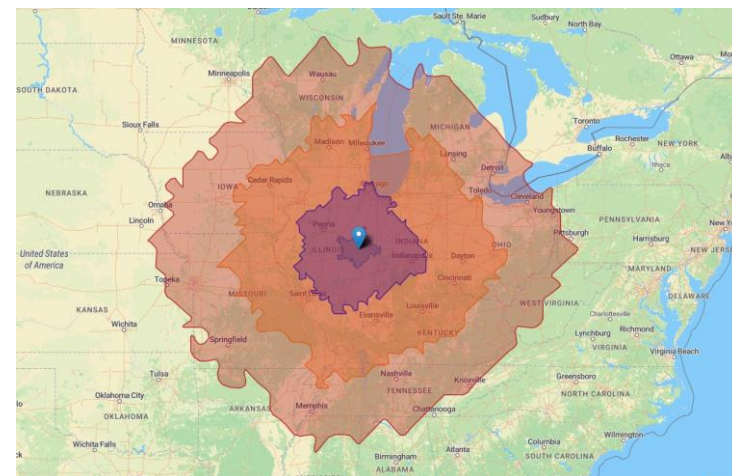
ATKINS 150 WAREHOUSE

PROPERTY HIGHLIGHTS

- Office/Warehouse Space
- Wet Sprinkler System
- Plenty of Parking
- 6" Interior Slab
- Interstate Access w/in 2 miles

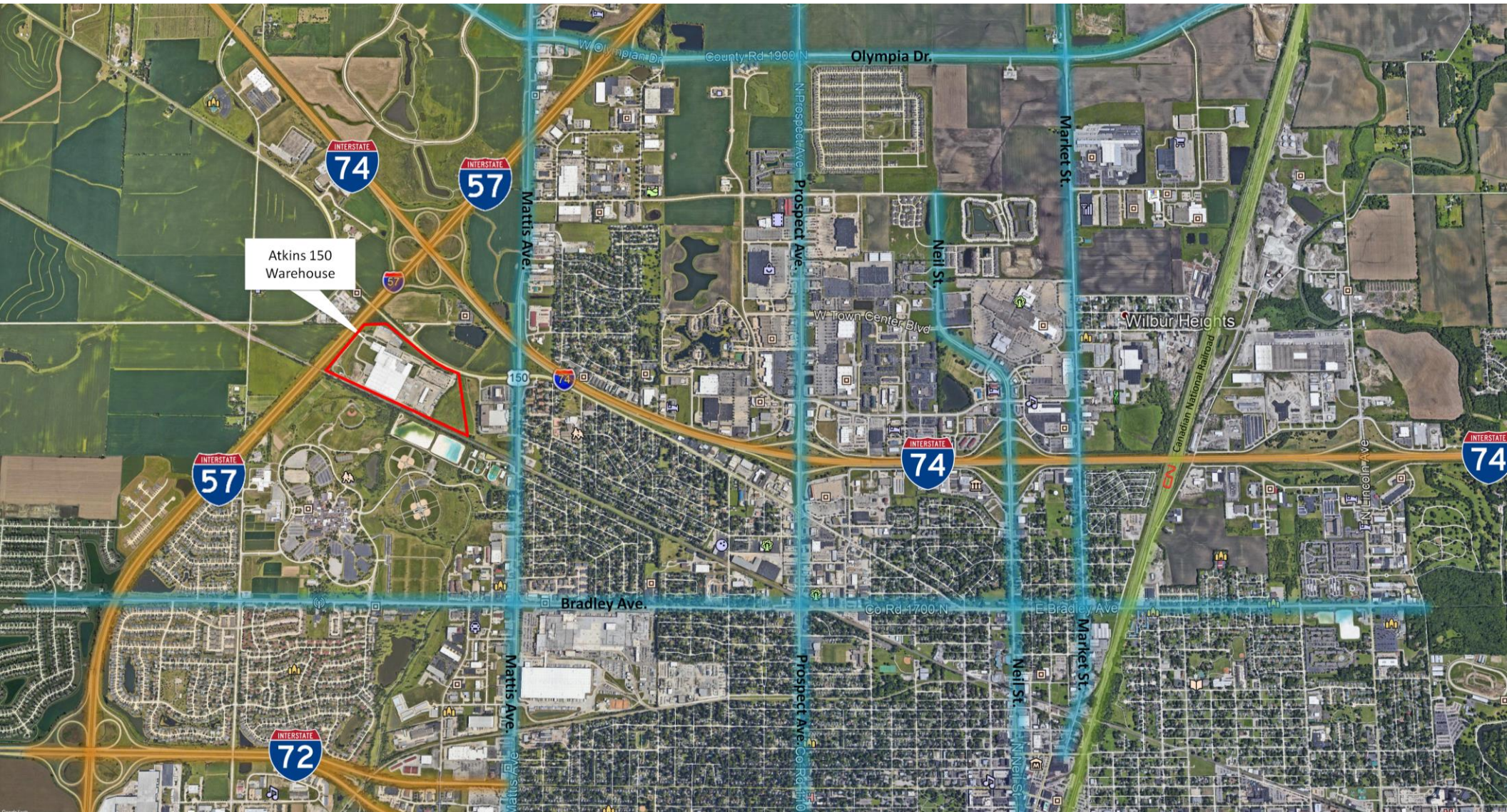
DEMOGRAPHICS

POPULATION	3-MILES	5-MILES	10-MILES
2010 Population (Census)	56,795	123,589	158,824
2019 Population	62,679	131,577	171,312
2024 Population (Projected)	65,740	136,083	177,970
HOUSHOLDS	3-MILES	5-MILES	10-MILES
2010 Households (Census)	24,183	50,097	64,332
2019 Households	26,830	53,651	69,771
2024 Households (Projected)	28,252	55,717	72,721
INCOME	3-MILES	5-MILES	10-MILES
2019 Median HH Income	\$26,315	\$43,398	\$53,685
2019 Avg. HH Income	\$46,407	\$69,828	\$86,136
2019 Per Capita Income	\$20,229	\$28,906	\$35,322



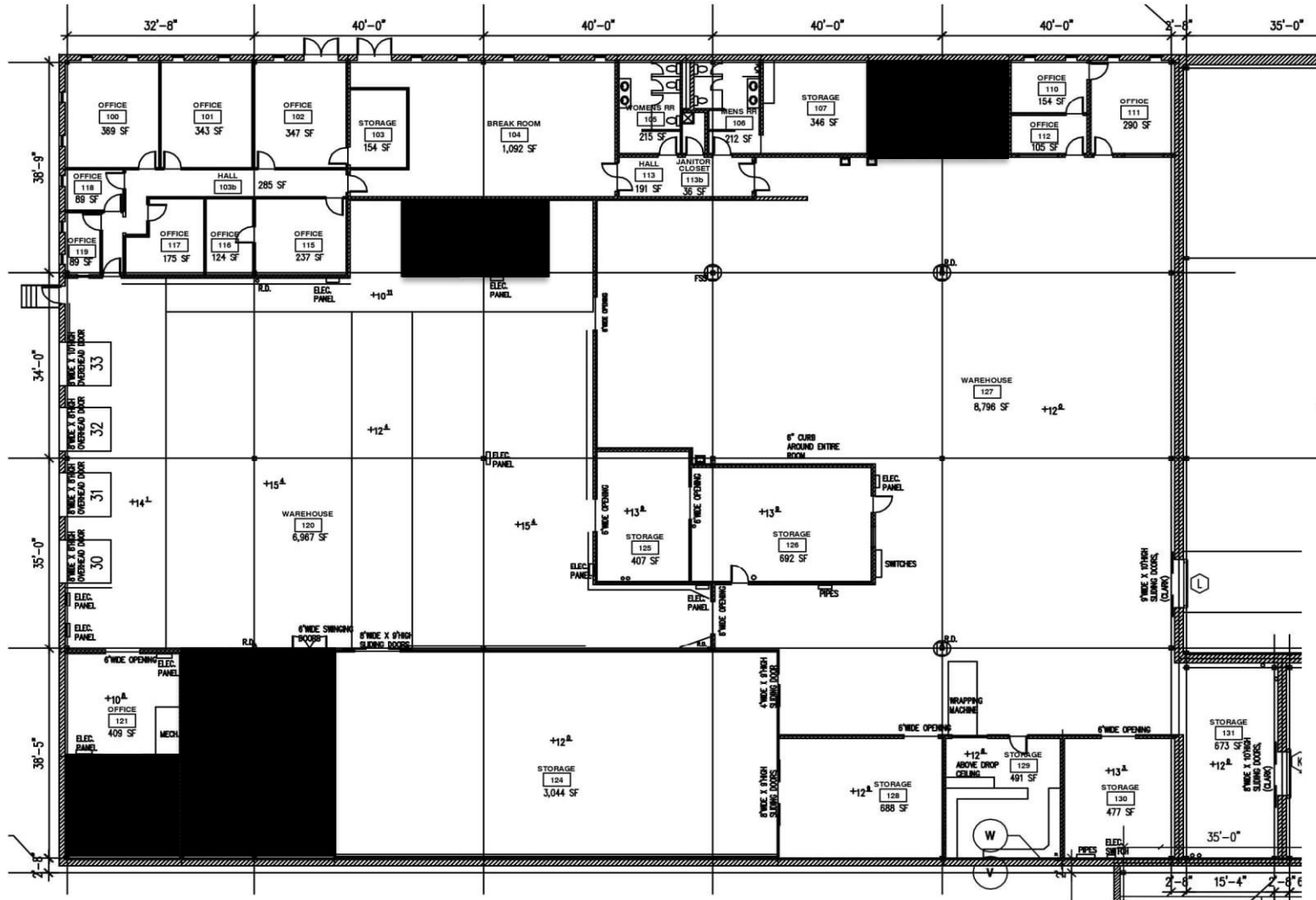
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AERIAL MAP



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FLOOR PLAN



ATKINS 150 WAREHOUSE



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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