

TITAN WAREHOUSE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



101 E. Mercury Dr.
Champaign, IL 61822

AJ Thoma III, CCIM, SIOR

O: 217.403.3425

E: AJT@CBCDR.com

Dana Flinn-Freeland

O: 217.318.3496

E: DANA@CBCDR.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY
CHAMPAIGN, IL | 217.352.7712

TAG
THE ATKINS GROUP



CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Confidential Investment Summary ("CIS") is provided by Coldwell Banker Commercial Devonshire Realty ("CBCDR"), solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This CIS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR.

This CIS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CIS contains descriptive materials, financial information and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS CIS, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CIS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CIS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CIS and/or any other Information concerning the Property; (5) you will not provide this CIS or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

TITAN WAREHOUSE

PROPERTY OVERVIEW

The entire warehouse is 131,004 SF consisting of 13 – 10,080 SF (48' x 210') bays. Currently there are 2 spaces available for lease, Bays 4 – 7 and Bays 12 – 13.

Bays 4 – 7 are available and consist of 38,677 SF of warehouse space. Bays 4 – 7 features 2 restrooms, four DHD's, and two DID.

Bays 12 – 13 are available and consist of 20,160 SF of office and warehouse space. The office space (2,880 SF) was constructed around 2020 and features 2 private offices, conference room, server room, open cube area, Kitchette, and three (3) restrooms. The warehouse space (17,200 SF) currently has two containment rooms (H3 & H4), one DID, and two DHD's.

The facility features; 30' clear height, 48' x 40' column spacing, ESFR sprinkler system, 8" interior slab, and 2,000 A/480V/3 Phase Power. Landlord is prepared to either retrofit premises to accommodate tenants or demise premises for the right user. The warehouse has redundant connectivity to the UC2B fiber ring, Comcast Fiber, and AT&T Fiber.

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).

PROPERTY INFORMATION

Lease Price	Bays 4 – 7: \$5.75/SF NNN Bays 12 – 13: \$6.50/SF NNN
Space Available	Bays 4 – 7: 10,080 - 38,677 SF Bays 12 – 13: 20,160 SF
Building Size	131,004 SF
Zoning	I-2, Heavy Industrial
Year Built	2006
NNN est.	\$2.34/SF -2026



TITAN WAREHOUSE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

BUILDING SPECIFICS



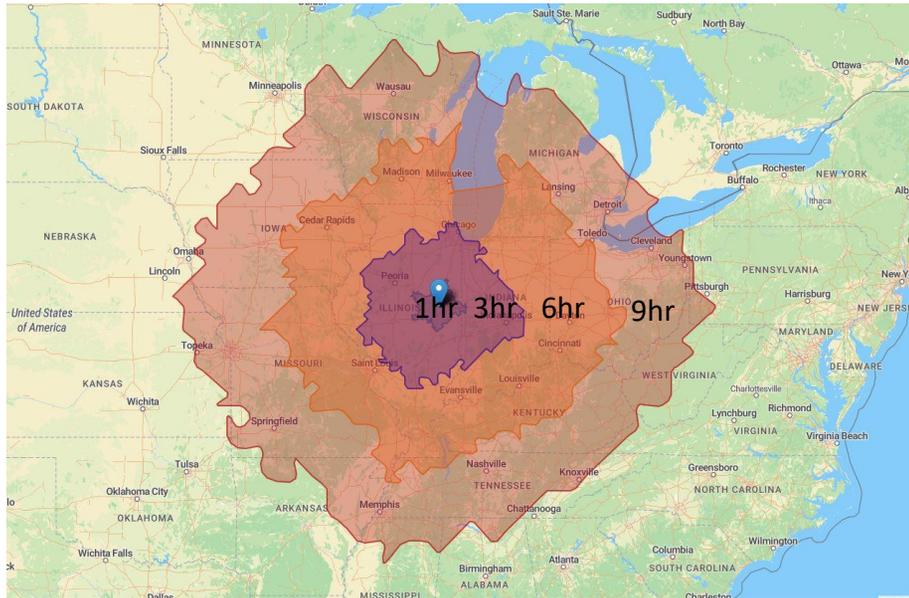
Building Size	131,004 SF
Available Space	Bays 4 – 7: 10,080 - 38,677 SF Bays 12 – 13: 20,160 SF
Office Space	Bays 4 – 7: None Currently Bays 12 – 13: 2,880 SF
Warehouse Space	Bays 4 – 7: 38,677 SF Bays 12 – 13: 17,200 SF
Drive-in-Doors	Bays 4 – 7: 2 Bays 12 – 13: 1
Dock High Doors	Bays 4 – 7: 4 Bays 12 – 13: 2
Clear Ceiling Height	30'
Column Spacing	40' x 48'
HVAC	Heat in Warehouse, Full HVAC in Office (if applicable)
Sprinkled	Yes-ESFR System
Power	2000 AMP 480 V 3-Phase Building Total
Rail	No
Heating	Gas fired
Parking	93 Spaces
Interstate Access	Within 2 miles

TITAN WAREHOUSE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

DRIVE TIME MAP

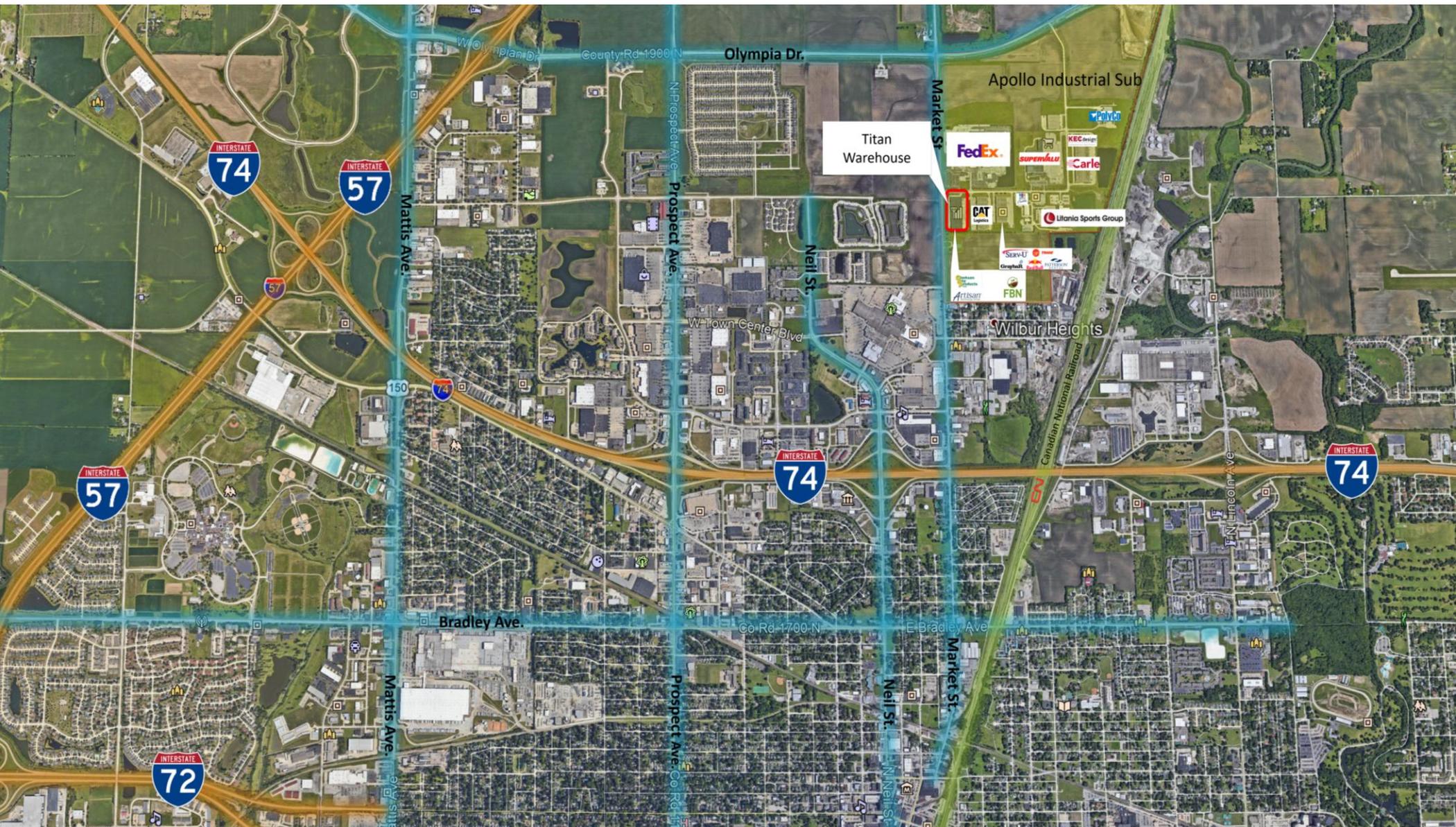


DEMOGRAPHICS

POPULATION	3-MILES	5-MILES	10-MILES
2020 Population (Census)	60,748	126,244	164,599
2025 Population	62,625	126,429	164,834
2030 Population (Projected)	63,558	126,886	165,325
HOUSHOLDS	3-MILES	5-MILES	10-MILES
2020 Households (Census)	26,996	52,822	68,125
2025 Households	28,679	54,752	70,635
2030 Households (Projected)	29,765	56,188	72,435
INCOME	3-MILES	5-MILES	10-MILES
2025 Median HH Income	\$40,477	\$56,208	\$66,269
2025 Avg. HH Income	\$58,948	\$79,997	\$96,629
2025 Per Capita Income	\$27,477	\$35,550	\$42,370

TITAN WAREHOUSE

AERIAL

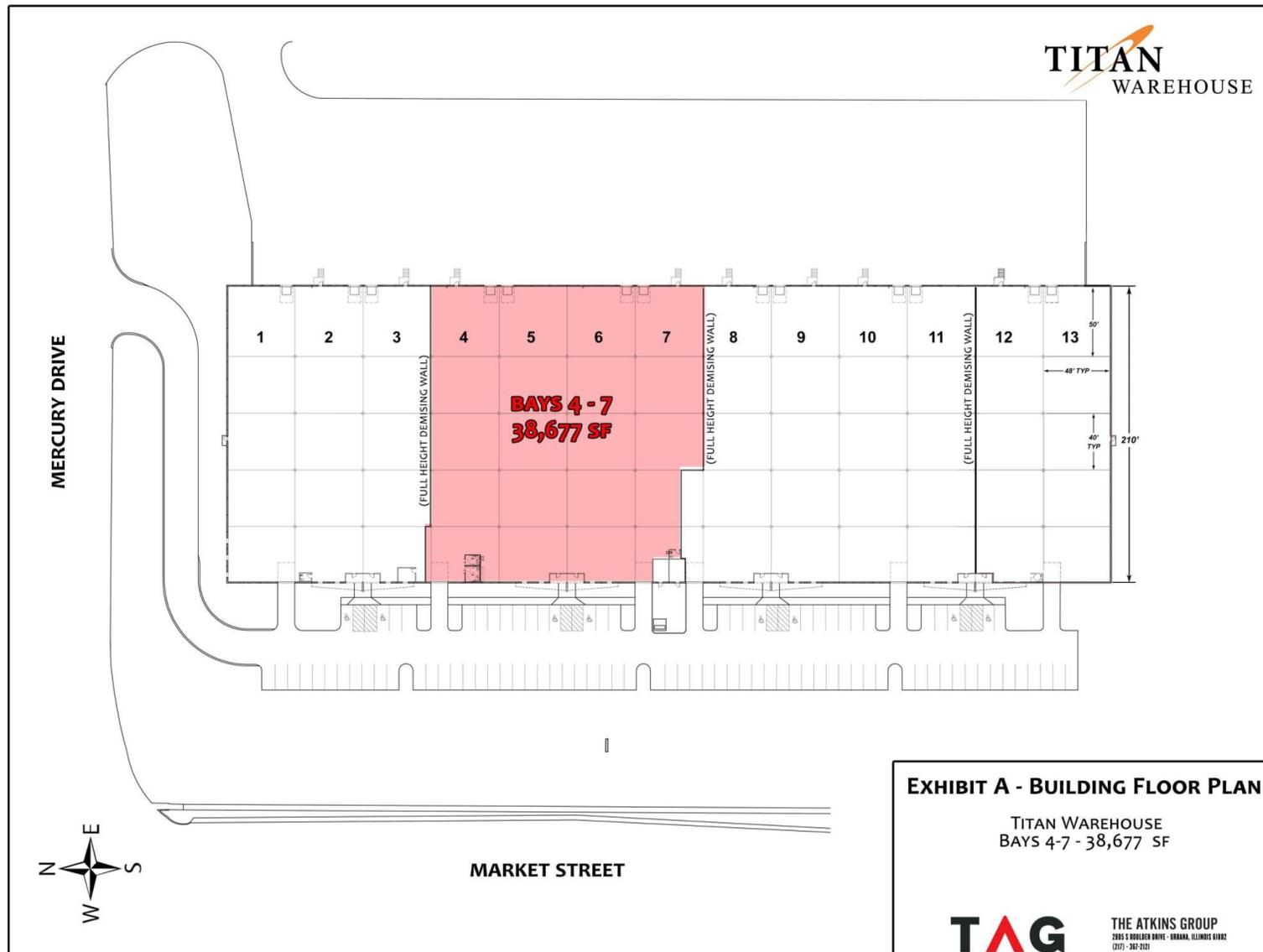


TITAN WAREHOUSE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

FLOOR PLAN – Bays 4 - 7

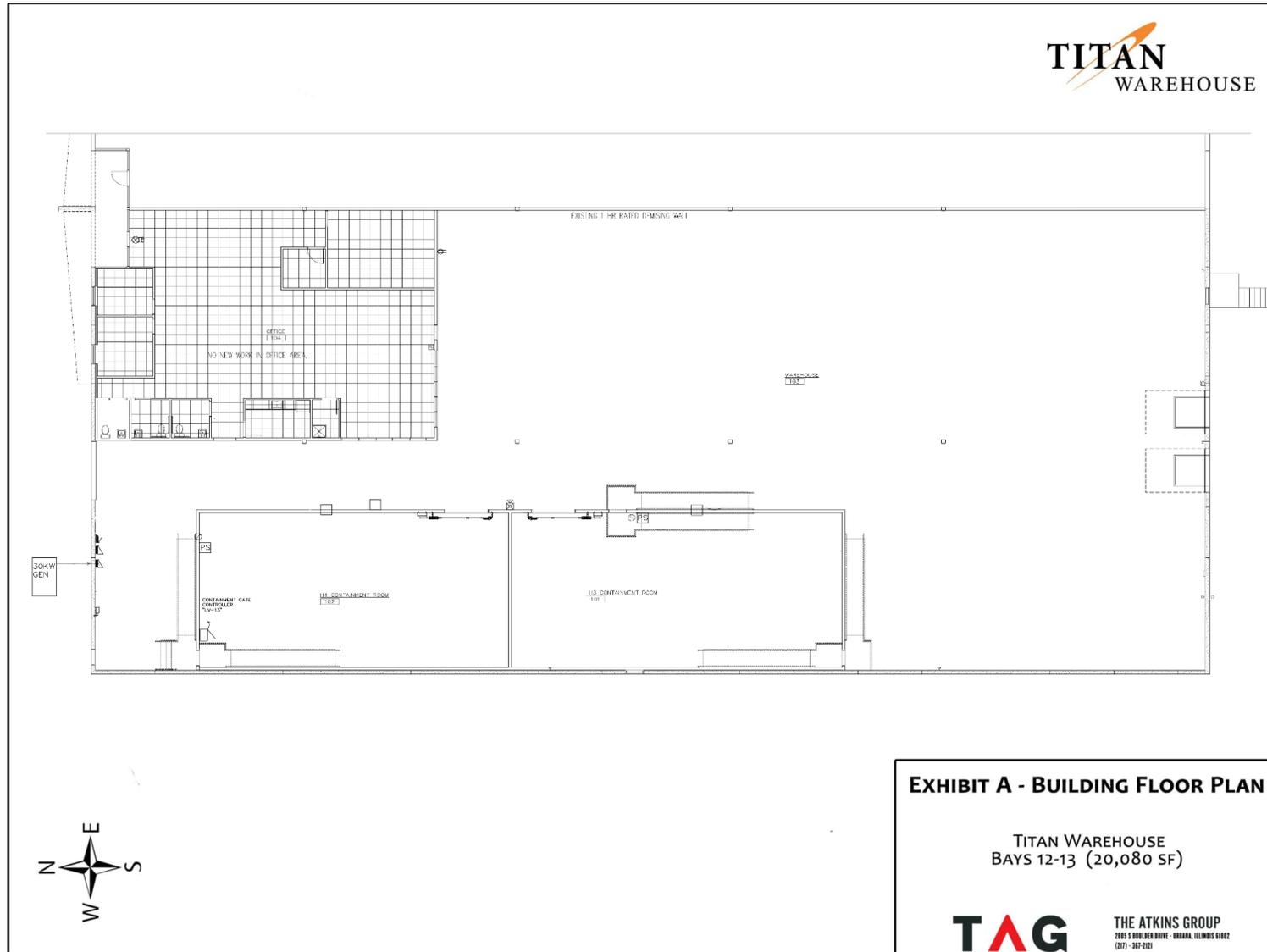


TITAN WAREHOUSE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

FLOOR PLAN – Bays 12 - 13



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.

CONTACT

AJ Thoma III, CCIM, SIOR

Senior Vice President

CBCDR

Illinois Licensed Real Estate Broker

C: 217.520.3299

O: 217.403.3425

ajt@cbcdr.com



Dana Flinn-Freeland

Executive Broker Associate

CBCDR

Illinois Licensed Real Estate Managing Broker

C: 630.544.7952

O: 217.318.3496

dana@cbcdr.com



OFFERING HIGHLIGHTS

- Class-A Facility
- Office/Warehouse Space
- ESFR Sprinkler System
- Tilt-Up Construction
- 93 Parking Spaces
- 8" Interior Slab
- Interstate Access w/in 2 miles
- Built in 2006