

TITAN WAREHOUSE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



101 E. Mercury Dr.
Champaign, IL 61822

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

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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).

OVERVIEW

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.	\$1.87/SF -2024



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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

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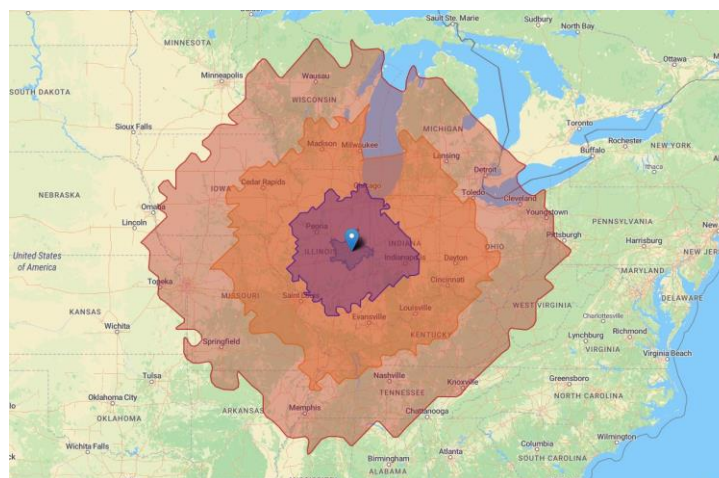
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PROPERTY HIGHLIGHTS

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

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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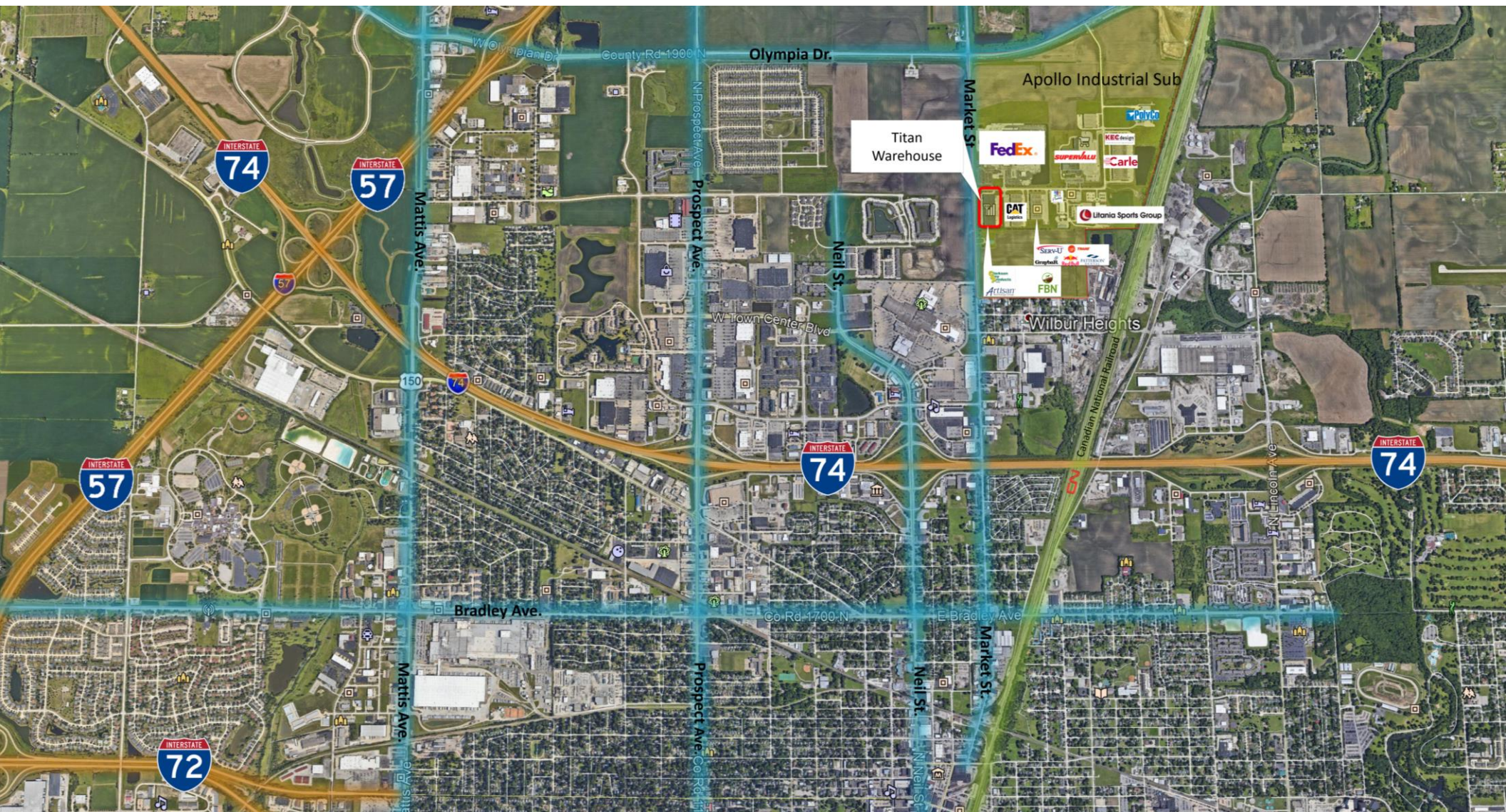
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AERIAL MAP



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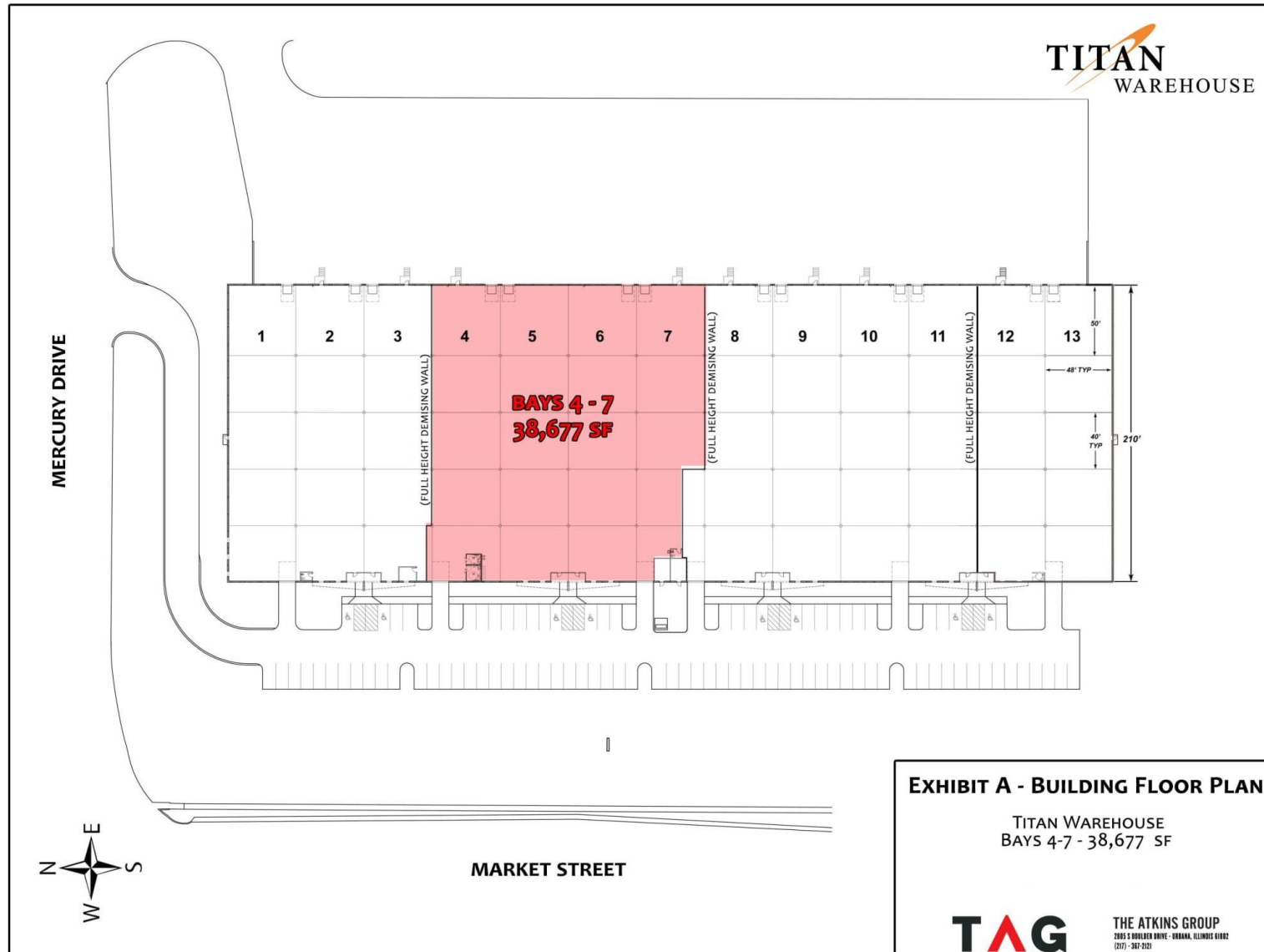
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FLOOR PLAN – Bays 4 - 7



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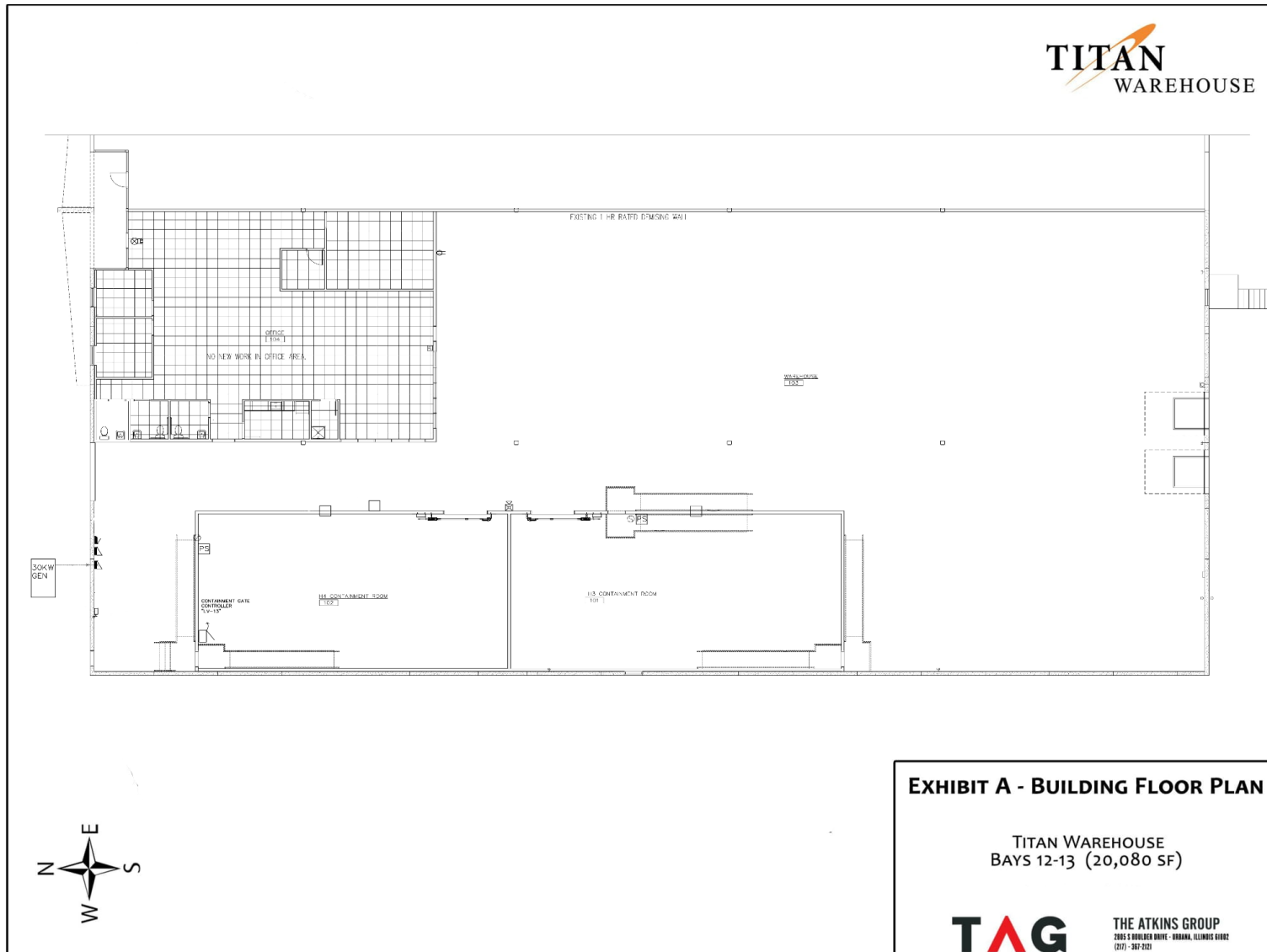


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FLOOR PLAN – Bays 12 - 13



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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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Senior Vice President,
Commercial Brokerage

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ajt@cbcdr.com



**Coldwell Banker Commercial
Devonshire Realty
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