

MERCURY WAREHOUSE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



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Champaign, IL 61822

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PROPERTY OVERVIEW

The entire warehouse is 100,800 SF consisting of 10 – 10,080 SF (48' x 210') Bays. Currently there is one bay available for immediate possession and one bay available 4/1/26.

Bay 6-7N (6E-7N) & (6W) (Available 4/1/26) consists of 14,371 SF and can be demised for the right users. Bay 6-7N consists of roughly 14,271 SF of open warehouse space with 1 dock high door, 1 shared drive in door (DID), 1 small office, and a unisex restroom.

Bay 6W (Available now) consists of 5,726 SF of warehouse space that has 1 small office, shared restroom, and a shared drive in door.

Each bays has 1 dock high door in the rear of the building. The facility is fully sprinkled with an NFPA-13 wet system, has a 6" interior slab, 30' clear height, and 3 Phase Power. Landlord is prepared to retrofit premises to accommodate tenants. The warehouse has fiber connectivity via multiple providers.

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, W Newell & Sons, Flooring Surfaces, Obiter Research, Graybar, Trane, Clarkson Soy Products, Carle, FBFN, Motiva, and Raptor Power. 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 6W: 5,726 SF Bays 6E-7N: 5,726 SF - 14,371 SF (Available 4/1/26)
Building Size	100,800 SF
Zoning	I-2, Heavy Industrial
Year Built	1998
NNN Est.	\$2.20/SF - 2025



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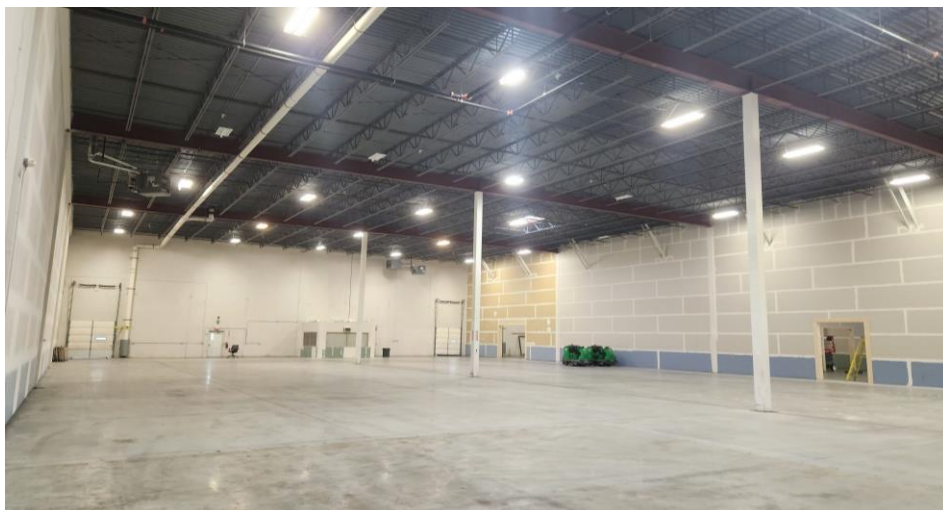
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BUILDING SPECIFICS



Building Size	100,800 SF
Available Space	Bays 6W: 5,726 SF (Available Now) Bays 6E-7N: 5,726 - 14,371 SF (Available 4/1/26)
Office Space	Bays 6W: 100 SF Bays 6E-7N: approx. 100 SF
Warehouse Space	Bays 6W: 5,626 SF Bays 6E-7N: 14,271 SF
Drive-in-Doors	Bays 6W: 1 (shared) Bays 6E-7N: 1 (shared)
Dock High Doors	Bays 6W: None Bays 6E-7N: 1
Clear Ceiling Height	30'
Column Spacing	48' x 42'
HVAC	Heat in Warehouse
Sprinkled	Yes-NFPA-13
Power	200 AMP 480V 3-Phase (Per Bay)
Rail	No
Heating	Gas fired
Parking	86 Spaces
Interstate Access	Within 2 miles

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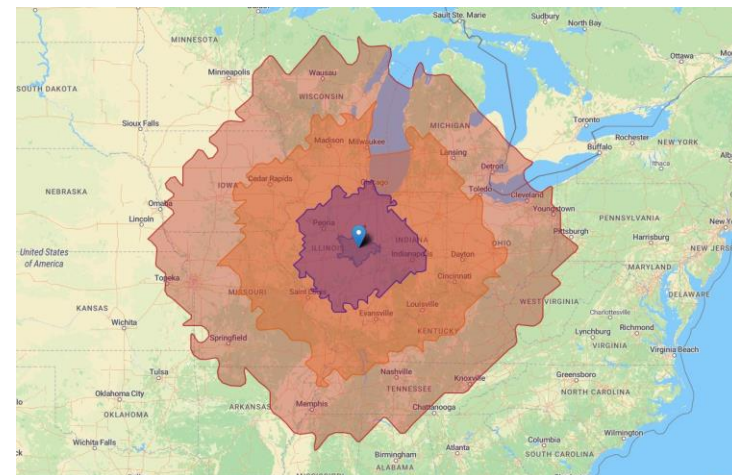
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PROPERTY HIGHLIGHTS

- Class-A Facility
- Office/Warehouse Space
- 86 Parking Spaces
- 6" Interior Slab
- Interstate Access w/in 2 miles
- Interior Refurbishment 2023
- Tilt-Up Construction
- Built in 1998

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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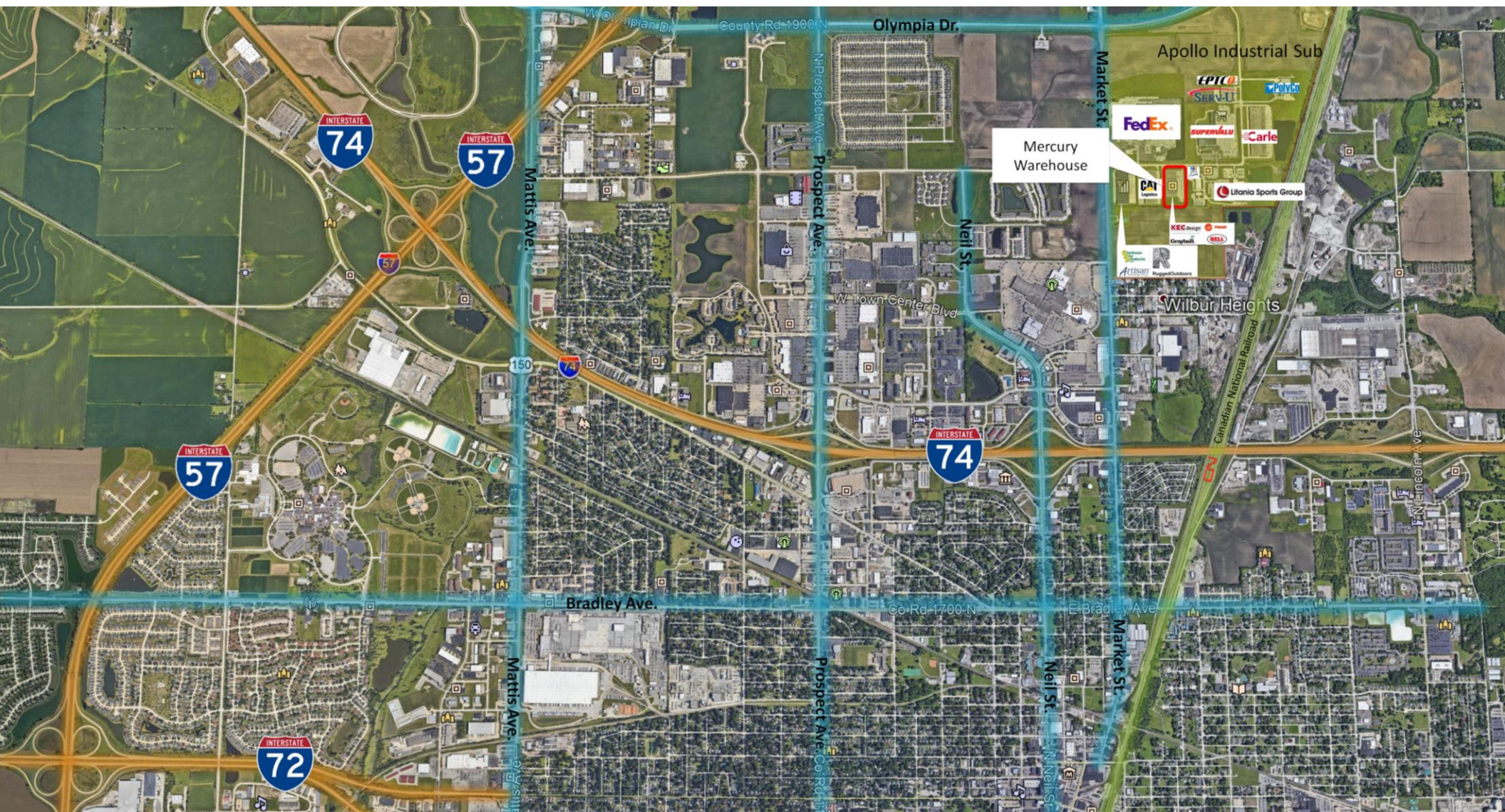
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AERIAL MAP



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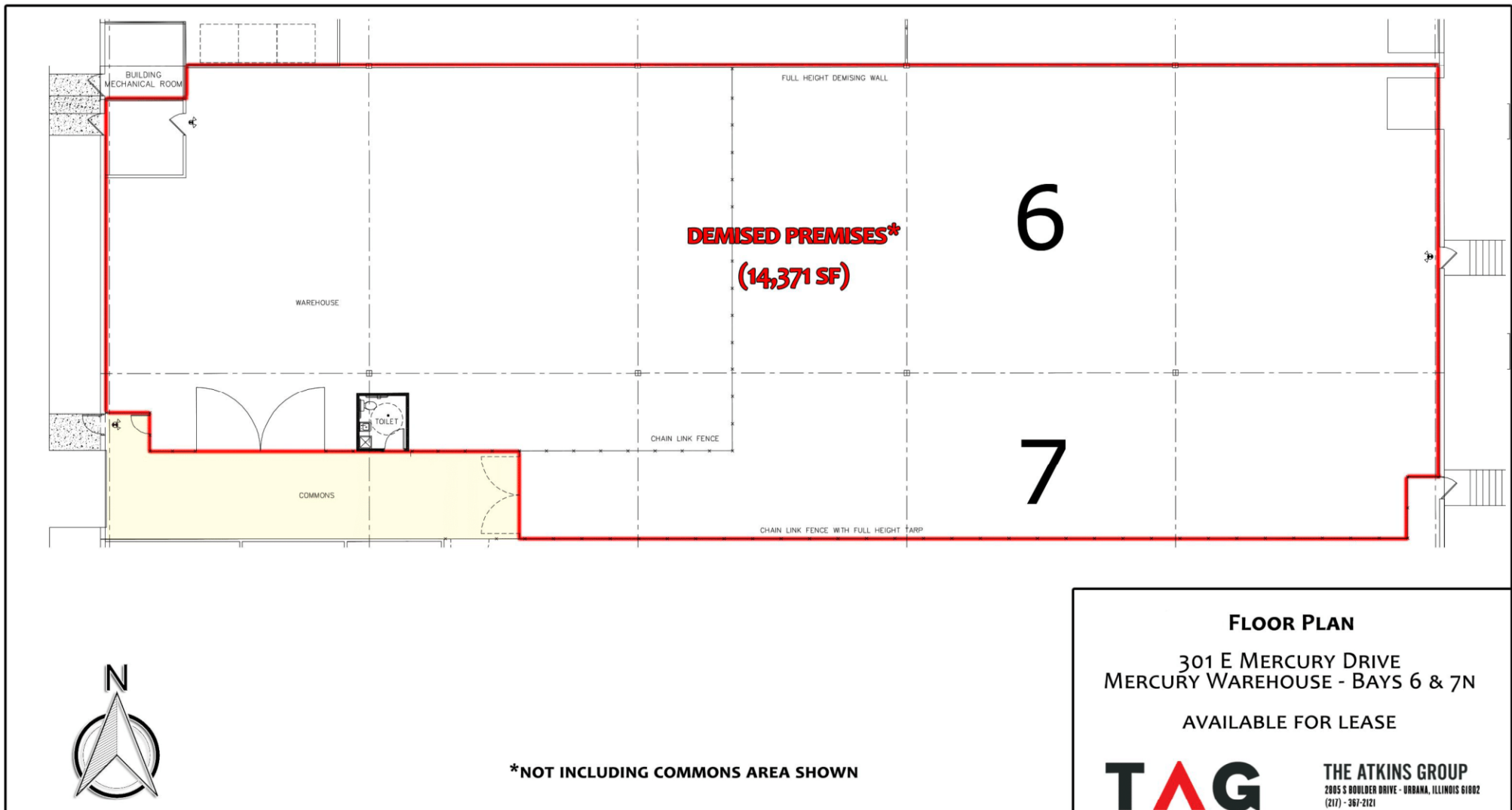
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FLOOR PLAN- Bays 6-7N



*NOT INCLUDING COMMONS AREA SHOWN

FLOOR PLAN

301 E MERCURY DRIVE
MERCURY WAREHOUSE - BAYS 6 & 7N

AVAILABLE FOR LEASE



THE ATKINS GROUP
2005 S BOULDER DRIVE - URBANA, ILLINOIS 61802
(217) - 367-2121

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