

**BAYS 4-7 - TITAN WAREHOUSE**

The entire warehouse is 131,004 SF consisting of 13 – 10,080 SF (48' x 210') bays. Currently bays 4 – 7 are available for lease and consist of 38,677 SF of warehouse space. Bays 4 – 7 features 2 restrooms, four DHDs, and two DID and is available October 2024. 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 retrofit premises to accommodate tenants. Landlord has the ability to demise the available space into smaller units. The warehouse has redundant connectivity to the UC2B fiber ring, Comcast Fiber, and AT&T Fiber.



<b>Location:</b>	Titan Warehouse in Apollo Subdivision	<b>Status:</b>	Featured, For Lease
<b>Price:</b>	\$4.75/sf NNN	<b>Available Sq. Ft.:</b>	38,677
<b>Address:</b>	101 Mercury Dr., Champaign, IL 61821	<b># of Floors:</b>	1

**Community** Our local mass transit district services Apollo industrial park. Market Place Mall, regional shopping and a host of restaurants and hotels are conveniently located within two miles of the site.

**Exterior** 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, Strategic Marketing & Mailing, W Newell & Sons, Flooring Surfaces, Obiter Research, Graybar and Trane, Clarkson Soy Products, AFD Solutions, and Rugged Outdoors. 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).

**Construction** The warehouse has redundant connectivity to the UC2B fiber ring, Comcast Fiber, and AT&T Fiber.

**Parking** Ample free parking is located at the property for your employees and visitors.

