TAG
THE ATKINS GROUP

BAYS 5-8 - VIKING WAREHOUSE

Bays 5-8 of Viking Warehouse will be available for lease beginning 04/01/2023.

The warehouse is 251,942 SF of leasable space consisting of 22 bays. Bays **5-8** consist of 45,920 SF.
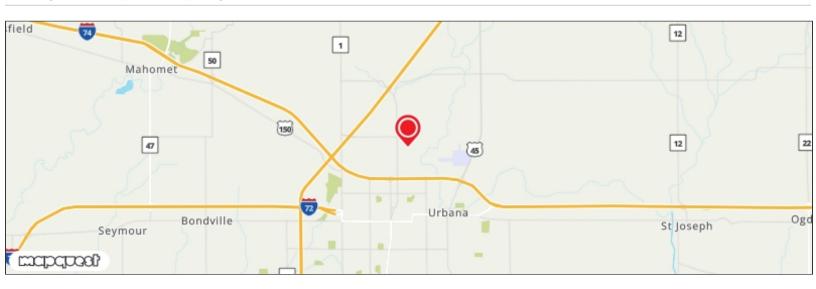
Landlord is prepared to retrofit premises to accommodate tenants. Landlord has the ability to demise the available space into smaller units. The warehouse has connectivity to the UC2B and AT&T fiber ring.

Location:	Viking Warehouse in Apollo Subdivision	**Status:**	Featured, For Lease
Price:	$5.75/SF NNN	**Available Sq. Ft.:**	45,920
Address:	3002 Apollo Dr., Champaign, IL 61822	**# of Floors:**	1

Community	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, EPTCO, 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	Built in 2002, the warehouse space features 30?clear heights and approx. 41? x 40? column spacing. The facility is fully sprinkled with an ESFR system, has an 8" interior slab, and 2 separate 400A/480V/3 Phase Power services available.
Parking	Ample on-Site parking

Web Address: https://www.atkinsgroup.com/?p=23887