

**N SECTION - ATKINS 150 WAREHOUSE**

6,074 sf of leasable space is available at Atkins 150 Warehouse. This north section of the property is part of a 583,000sf food grade quality warehouse. The available space features 2 docks, 28' clear ceiling storage height, high bay energy efficient lighting, gas heat and sprinkler system.

The site is located adjacent to the intersection of I-57 and I-74. Tenants at the property utilize quick access to the interstate system (I-57, I-74 and I-72). Two interchanges to I-57 and I-74 are within minutes of the entrance to this site. The property has four tenants and is open for business 24/7/365.

See the exhibits for the boundaries of the available space. The landlord is willing to divide the leased premises per the existing rooms.

The main warehouse is part of a 62 acre industrial campus that features a 25,000sf vehicle maintenance facility, rail spur, and ample parking for tractor trailers.

Suites G is available for immediate occupation. A shared entry and restroom is available. Tenants of the North section suites will share two dock doors.

The site is located in north Champaign, which offers ample hotel/lodging, restaurants and services options to tenants, employees, staff, and visitors.



|                  |  |                           |        |
|------------------|--|---------------------------|--------|
| <b>Location:</b> | Atkins 150 Warehouse                         | <b>Status:</b>            | Leased |
| <b>Price:</b>    | \$3.70/SF/NNN/Year                           | <b>Available Sq. Ft.:</b> | 6,074  |
| <b>Address:</b>  | 2309 W. Bloomington Rd., Champaign, IL 61822 | <b># of Floors:</b>       | 1      |

**Construction** 2 docks Overhead Doors Clear Height: 28 ft

