

**2401 N MATTIS AVE. - INDUSTRIAL LAND**

Subject property is a light industrial subdivision in Northern Champaign and features close proximity to the Regional Shopping District as well as great Interstate Access via 3 Interstates (I-57, I-72, and I-74). The property is located along North Mattis Ave between I-74 & I-57 in a 27.82 Acre tract. Currently the seller is offering the parcel as one tract that can be further subdivided if necessary. The property is currently located outside the city limits, however would be easily annexed into the City of Champaign. The property is currently located in the Champaign County Enterprise Zone. All utilities are to site.

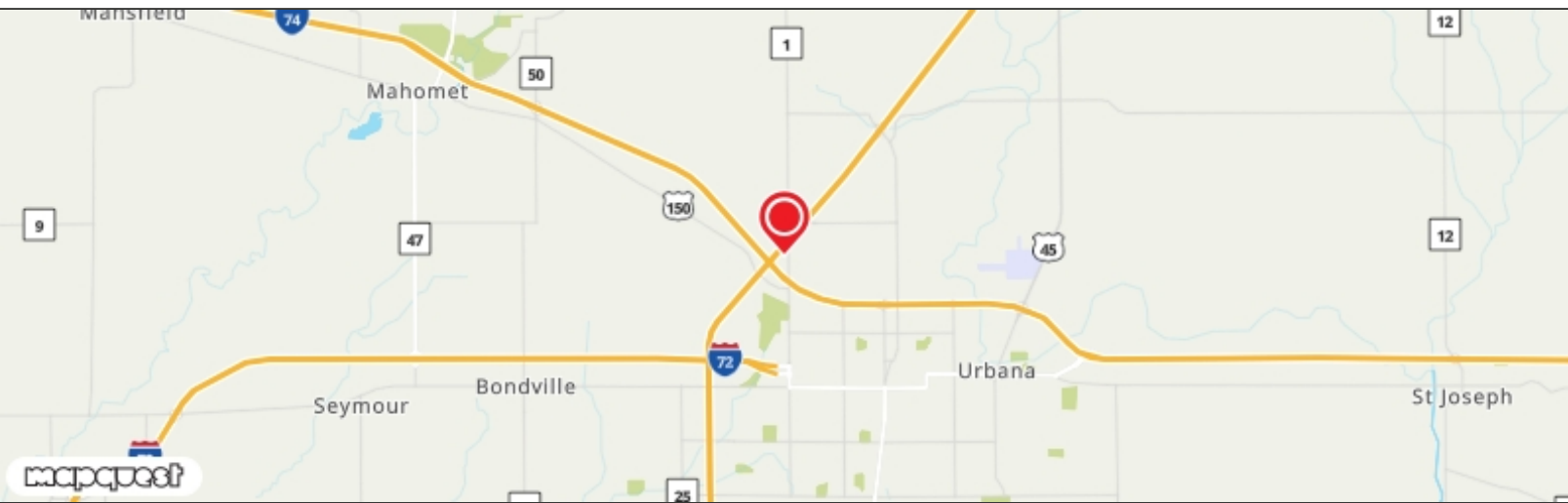
The Atkins Group (TAG) is prepared to sell lots and/or offer build-to-suite (BTS) solutions for companies of all sizes.

[Realtor's Website](#)



<b>Location:</b>	<b>Status:</b>	Pending, Leased
<b>Price:</b>	<b>Acreeage:</b>	27.82
<b>Address:</b>	2401 N Mattis Ave, Champaign, IL 61821	

**Development Features** This industrial Lot is located less than 1 mile from Interstate 57 and within 2 miles of Interstate 74 and within 4 miles of Interstate 72. 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).



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