

**ATKINS 150 SUBDIVISION - INDUSTRIAL LAND**

Property is currently farmed and available for quick development. Subject property is a light industrial subdivision in NW 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 Bloomington Rd. (US 150) just southwest of the I-57/I-74 Interchange. The tract is currently 6.88 Acres and can be subdivided into two (2) parcels being roughly similar in size. This property is within the city limits of the City of Champaign and all utilities are currently to site. The property is located in the Enterprise Zone. For a full list of allowable uses in this district, please visit: [Champaign Municipal Code](#).

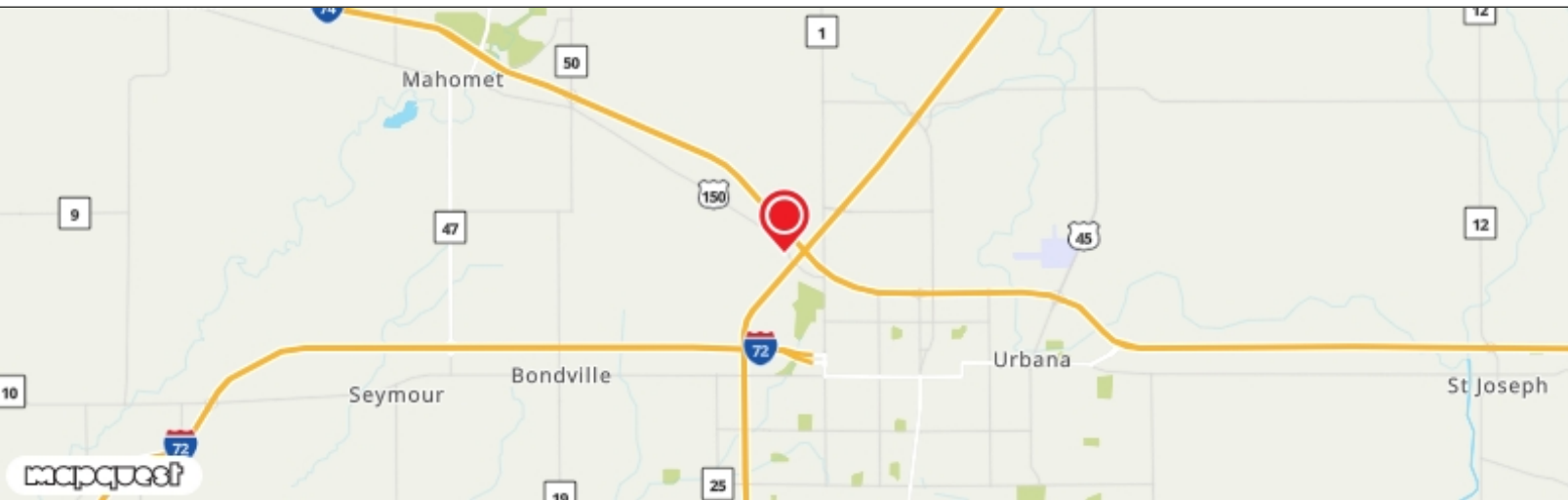
The Atkins Group (TAG) is prepared to sell this lot as well as offer build-to-suite (BTS) solutions for this lot.



[Realtor's Website](#)

<b>Location:</b>	Atkins 150 Subdivision	<b>Status:</b>	Featured, For Sale
<b>Price:</b>	\$688,000	<b>Acreage:</b>	6.88
<b>Address:</b>	SW Quad I-57/I-74, Champaign, IL 61822		

**Development Features** This industrial tract is located less than 2.5 miles from Interstate 57 and Interstate 74 and within 6 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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