

**BAY 4 - DISCOVERY WAREHOUSE**

Bay 4 of Discovery Warehouse in Champaign will be available starting **January 1, 2022**. Brokers and prospective tenants can tour the space now, but technically it is leased until end of November. The bay consists of 9,968 sq ft of warehouse space.

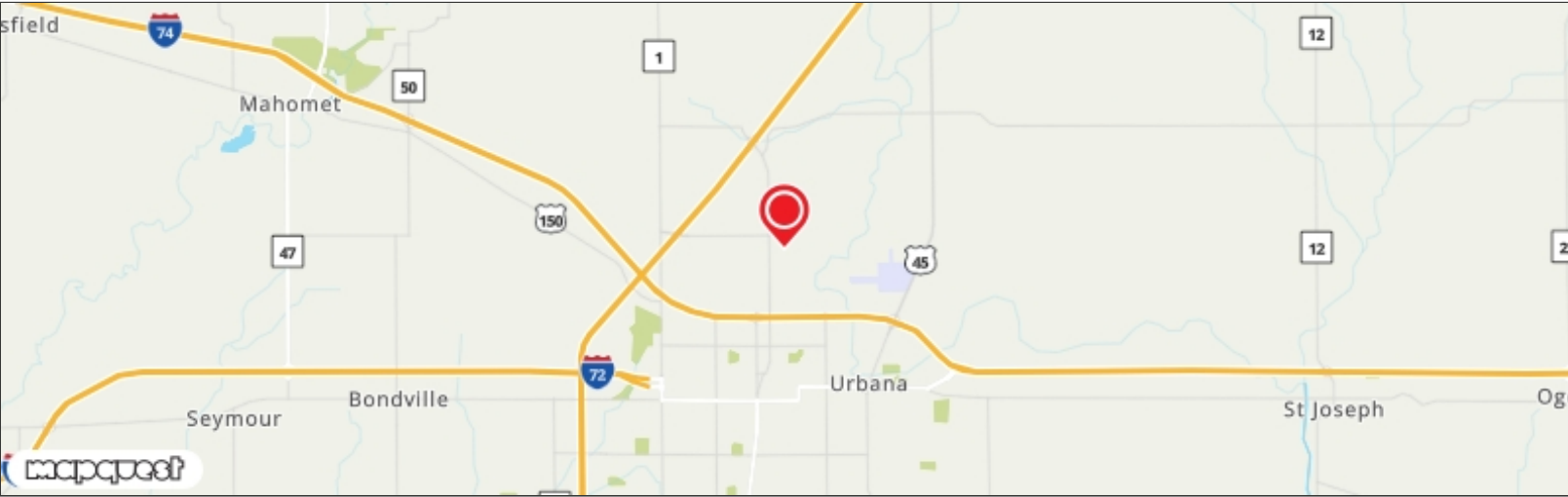
Discovery Warehouse is located within Apollo Industrial Park in NW Champaign. The industrial park is located within two miles of three interstate exchanges providing access to Interstates I-57, I-74, and I-72.

This property is eligible for incentives via the City of Champaign enterprise zone program.



<b>Location:</b>	Discovery Warehouse in Apollo Subdivision	<b>Status:</b>	Leased
<b>Price:</b>	\$5.20 / sf NNN	<b>Available Sq. Ft.:</b>	9,968
<b>Address:</b>	3201 N. Apollo Dr., Champaign, IL 61822	<b># of Floors:</b>	1

<b>Community</b>	Apollo Subdivision is the premier industrial park in Champaign County for over two decades, encompassing over 500 acres of land along the Canadian National Railway line, and access to the major arterial corridors (Market Street and Olympian Drive).
<b>Parking</b>	Discovery Warehouse offers ample off-street parking.



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