

**BAYS 1-6 - DISCOVERY WAREHOUSE**

**Available April 1, 2024.**

The south end of the property is currently leased, but the tenant is relocating and will be completely departed by the end of March.

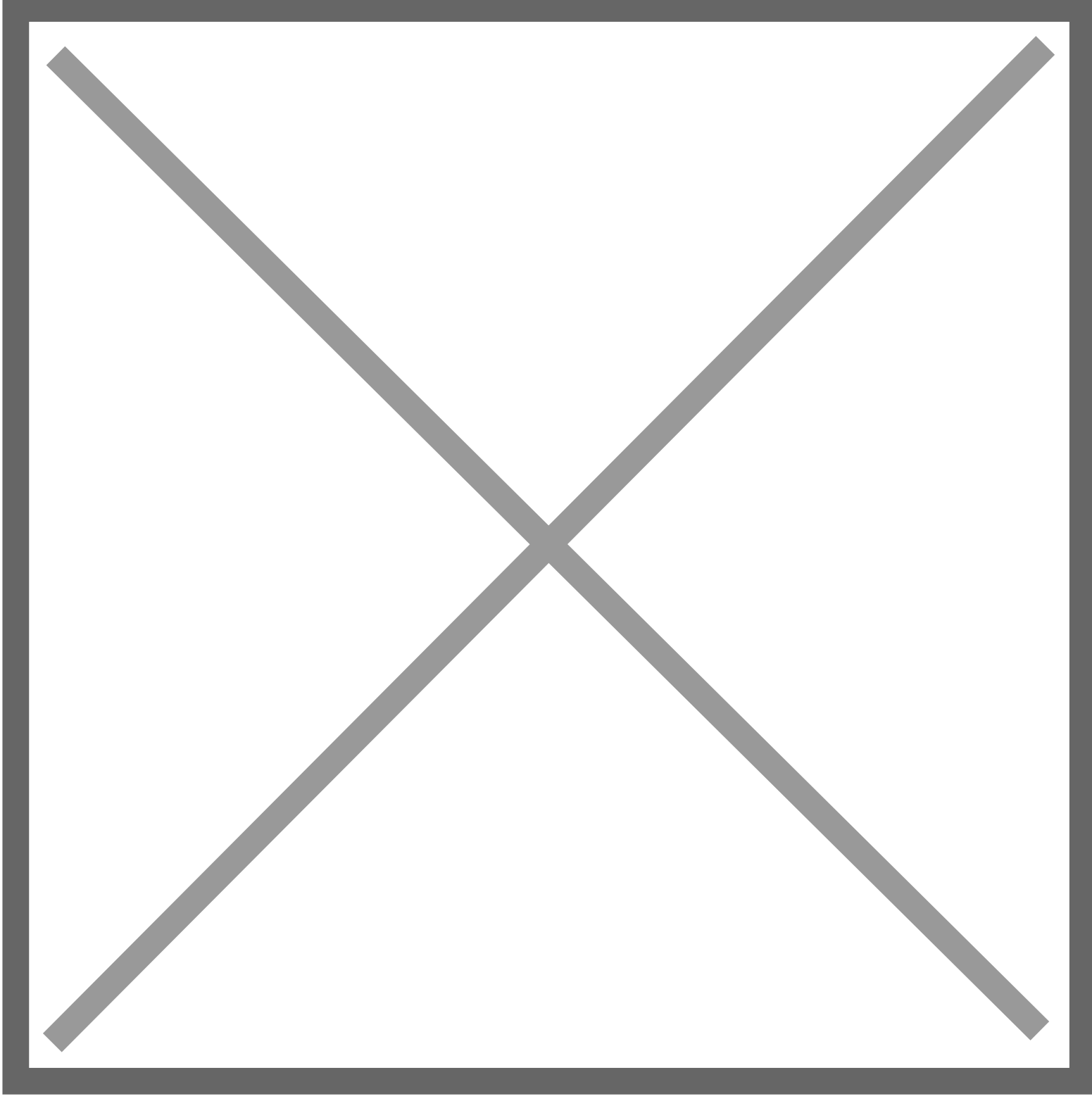
Space is divisible to unit as small as 20,952sf, but Landlord would prefer to lease entire facility (62,400sf). Property features existing offices, generator, back up power system and summer ventilation system in the warehouse. There is sufficient room on the lot to expand the warehouse in the future.

For tours, please contact TAG.



The entire warehouse is 62,400 SF and can be expanded up to 109,200 SF (46,800 SF Expansion). The building is currently demised into two units, Bays 1 – 3, and Bays 4-6. Bays 1 – 3 consists of 29,388 SF with 23,602 SF of warehouse space and 5,786 SF of low-bay/office space that is currently leased. Bays 4 – 6 consist of 33,012 SF with 28,398 SF of warehouse space and 4,614 SF (13%) of low-bay/office space. The low-bay is currently set up with 8 private offices, conference room, and restrooms. The warehouse space has 3 dock doors and there is a potential to add a drive in door on the north side. The entire warehouse space (52,000 SF) features 28' clear heights, 6 dock high doors, 1 drive in door (potential to add more doors), approx. 40' x 44' column spacing, and has a generator and back up power system. The facility is fully sprinkled with an ESFR system, has a warehouse ventilation system, and an 8" interior slab. Currently each tenant pays roughly \$0.75/SF for their share of the utilities. The Landlord is prepared to retrofit premises to accommodate user as well as expand the building to the north with 3 acres available. The warehouse has connectivity to the UC2B fiber ring.

<b>Location:</b>	Discovery Warehouse in Apollo Subdivision	<b>Status:</b>	Featured, For Lease
<b>Price:</b>	\$5.75/sf NNN	<b>Available Sq. Ft.:</b>	62,400
<b>Address:</b>	3201 N. Apollo Dr., Champaign, IL 61822	<b># of Floors:</b>	1
<b>Community</b>	Apollo Subdivision is a 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 parking.		



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