DISCOVERY WAREHOUSE

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY

CLASS-A INDUSTRIAL BUILDING FOR LEASE

3201 Apollo Dr.
CHAMPAIGN, IL 61822

AJ THOMA III, CCIM, SIOR
217.403.3425
ajt@cbcdr.com

A DEVELOPMENT BY: TAG THE ATKINS GROUP

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PROPERTY OVERVIEW

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 – 4, and Bays 5-6. Bays 1 – 4 consists of 41,448 SF with 34,912 SF of warehouse space and 6,536 SF of low-bay/office space that is currently leased. Currently available are Bays 5 – 6 that consist of 20,952 SF with 17,088 SF of warehouse space and 3,864 SF (17.5%) of low-bay/office space. The low-bay is currently set up with 4 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.

Subject property is located just 2 miles south of Interstate 57 and within 3 miles of Interstate 74 & Interstate 72. Viking Warehouse is part of the Apollo Subdivision Industrial park. Since its beginning in 1996, Apollo Subdivision has become the premier industrial park in Champaign County. Encompassing over 500 acres of land along the Canadian National Railroad line in north Champaign, the park is home to over 25 businesses and approximately 1,400 employees. Apollo industrial park features companies like FedEx Ground, Caterpillar, Litania/Gill/Porter, KEC Design, ServU, Flex-N-Gate, Carle, FBN, Polyconversions, W Newell & Sons, Flooring Surfaces, Obiter Research, Graybar and Trane, Clarkson Soy Products, and Rugged Outdoors. 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).

OVERVIEW

Lease Price	Bays 5-6: $5.75/SF NNN
Space Available	20,952 SF Available 2/1/23
Building Size	62,400 SF (Expandable)
Zoning	I-2, Heavy Industrial
Year Built	2007
NNN est.	$2.23/SF -2022

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Warehouse Space

Office Space

BUILDING SPECIFICS

Building Size	62,400 SF
Available Space	20,952 (2/1/23)
Office Space	3,864 SF
Warehouse Space	17,088 SF
Drive-in-Doors	None
Dock High Doors	3
Clear Ceiling Height	28'
Column Spacing	40' x 44'
HVAC	Heat in Warehouse
Sprinkled	Yes-ESFR System
Power	1200 AMP 208 V 3-Phase
Generator	Not in available bay
Rail	No
Heating	Gas fired
Parking	93 Spaces
Interstate Access	Within 2 miles

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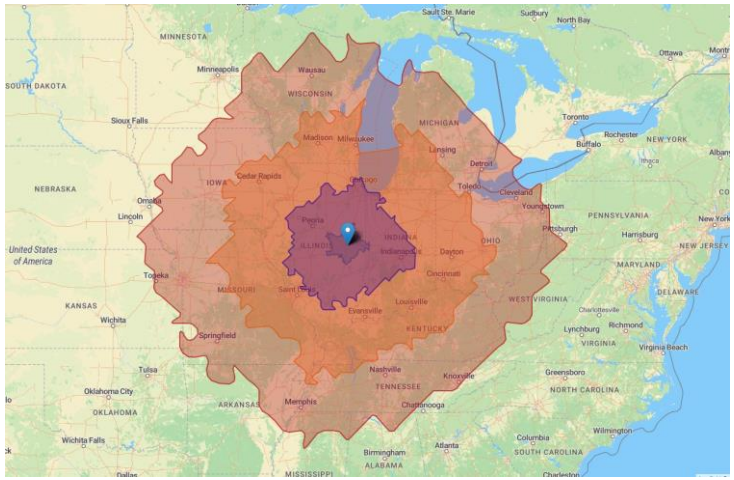
PROPERTY HIGHLIGHTS

- Class-A Facility
- Office/Warehouse Space
- ESFR Sprinkler System
- 60 Parking Spaces
- 8" Interior Slab
- Interstate Access w/in 2 miles
- Tilt-Up Construction
- Built in 2007

DEMOGRAPHICS

POPULATION	3-MILES	5-MILES	10-MILES
2010 Population (Census)	48,327	119,274	159,202
2021 Population	53,329	125,242	168,861
2026 Population (Projected)	55,798	129,061	174,629
HOUSHOLDS	**3-MILES**	**5-MILES**	**10-MILES**
2010 Households (Census)	21,539	48,312	64,394
2021 Households	23,990	51,283	69,109
2026 Households (Projected)	25,223	53,169	71,860
INCOME	**3-MILES**	**5-MILES**	**10-MILES**
2021 Median HH Income	$33,425	$44,857	$54,990
2021 Avg. HH Income	$49,637	$68,485	$84,859
2021 Per Capita Income	$22,533	$28,567	$35,117



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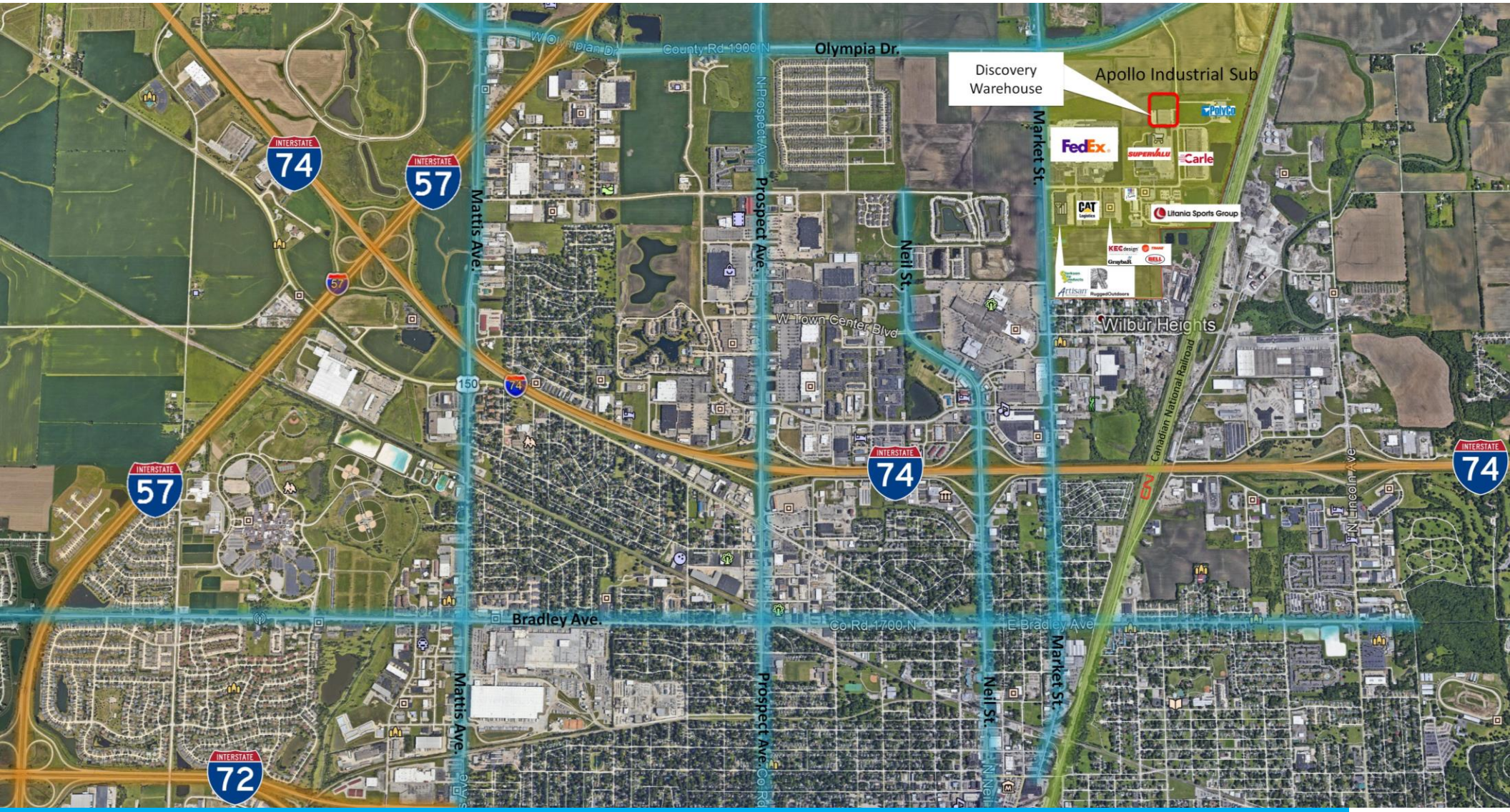
AERIAL MAP



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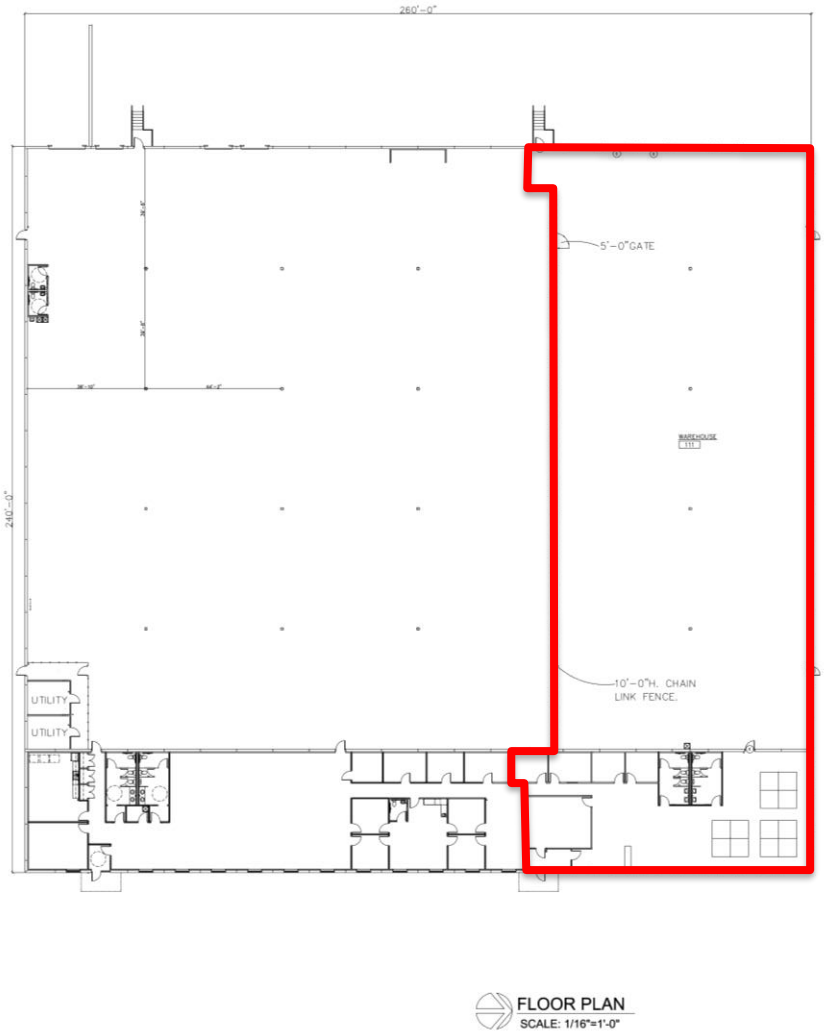
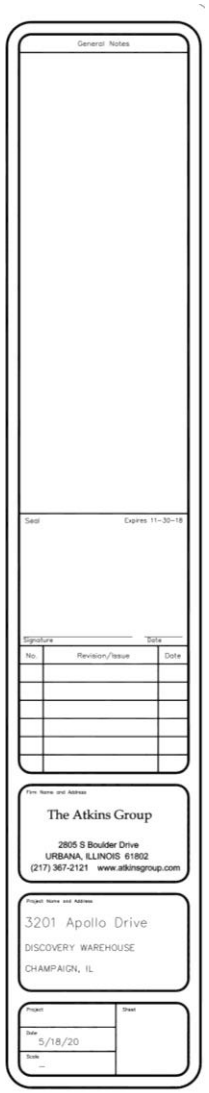
FLOOR PLAN





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DEVELOPER – THE ATKINS GROUP

As one of Champaign County's preeminent real estate developers, The Atkins Group owns and manages a diverse portfolio of holdings in residential, office, retail, industrial, and farm land investments. Each division works with clients on a custom experience to fit every need; from finding the right land, buying and selling, to coordinating concepts, bids, and build-outs.

Proven real estate know-how and farm management expertise, coupled with solid partnerships in the industry and the community have earned TAG a longstanding reputation of quality product with positive outcomes.

The Commercial and Industrial Division of The Atkins Group creates workspaces that fit. With over 25 years of experience in leasing, build-to-suit, remodeling, lot sales, property management, and customizing designs, our team has helped businesses to amplify their operations, create jobs, and boost their bottom line.

Always transparent, always on time, always on budget.

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CONTACT INFORMATION

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AJ THOMA III, CCIM, SIOR
Senior Vice President
Commercial Broker
217.403.3425
ajt@cbcdr.com

Coldwell Banker Commercial
Devonshire Realty
201 W. Springfield Ave. | 11th Floor
Champaign, IL 61820
217.352.7712