

## BAYS E-H FLEX SPACE - PRISM WAREHOUSE

This new flex warehouse was built in 2018 and consists of 50,400 SF that was designed to consist of six 6,000 SF Bays and two 7,000 SF Bays. This precast flex warehouse sits on 4.16 acres and features 20' clear heights, NFPA 13 Wet fire suppression system, and a 6" slab on grade. Currently Bays A/B are leased to a local office supply company and Bays C/D are leased to a national electrical distribution company. Bays E-H (23,533 SF) will be available 8/1/22. This space can be demised and consist of the following:

- Bay E (5,777 SF)
- Bay F-H are each about 6,000 SF
- Bays E-H can be combined in a few different configurations

Each bay features one 12'w x 14't Drive in Door and one 10 x 10 Dock-high Door with 40,000 lb mechanical levelers and 3 phase 400A/480v service. An illuminated multi-tenant sign is available for tenant use as well as building signage. The property is within the Champaign enterprise zone.



<b>Location:</b>	Prism Warehouse in Interstate East Subdivision	<b>Status:</b>	Featured, For Lease
------------------	--	----------------	---------------------

<b>Price:</b>	\$7.25-\$7.50/SF NNN	<b>Available Sq. Ft.:</b>	23,533
---------------	----------------------	---------------------------	--------

<b>Address:</b>	2901 Boardwalk Dr., Champaign, IL 61822	<b># of Floors:</b>	1
-----------------	---	---------------------	---

**Community** The subject property is located less than 1 mile from Interstate 57 and within 2 miles of Interstate 74 and within 3 miles of Interstate 72. Prism Warehouse is the second warehouse in Interstate East Subdivision and adjacent to Interstate Research Park. 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).

**Construction** Tilt-Up Construction, Overall Building Size: 50,400 SF

**Parking** 112 spaces | 2:1,000 SF

