PRISM FLEX

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY

CLASS-A FLEX BUILDING FOR LEASE

2901 Boardwalk Dr.
CHAMPAIGN, IL 61822

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A DEVELOPMENT BY: TAG THE ATKINS GROUP

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PROPERTY OVERVIEW

This new flex warehouse was built in 2018 and consists of 50,400 SF that was designed to be consist of six 6,000 SF Bays and two 7,000 SF Bays. This precast flex warehouse sits on 4.16 acres and feature 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 1-12'w x 14't Drive in Door and 1- 10' x 10' Dock high Door with a 40,000 lb mechanical levelers and 3 phase 400A/480v service. An illuminated multitenant sign is available for tenant use as well as building signage. The property is within the Champaign enterprise zone.

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. Newton 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).

OVERVIEW

Lease Price	$7.25 - $7.50*/SF NNN
Space Available	5,777 SF - 23,533 SF Available 8/1/22
Overall Building Size	50,400 SF
Zoning	I-1, Light Industrial
Year Built	2018

*$7.50/SF if an individual bay is leased

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BUILDING SPECIFICS

Building Size	60,000 SF
Available Space	5,777 – 23,533 SF Available 4/1/22
Office Space	Minimal
Slab Thickness	6"
Drive-in-Doors	1 - (12'w x 14't) per bay
Dock High Doors	1 per bay
Clear Ceiling Height	20'
Column Spacing	50'
HVAC	Full in Office Heat in Warehouse
Sprinkled	Yes-NFPA 13
Power	400 AMP 480 V 3-Phase
Utilities	IAWC | Ameren | UCSD | Fiber
Rail	No
Heating	Gas fired
Parking	112 Spaces | 2:1,000 SF
Interstate Access	Within 1 mile I-57, I-74, & I-72

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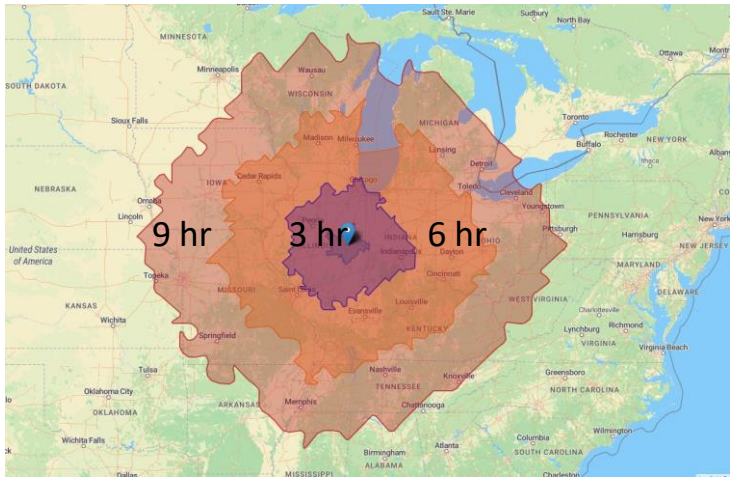
PROPERTY HIGHLIGHTS

- Class-A Facility
- Flex Warehouse Space
- 1 Dock High Door per bay
- 1 Drive in Door (12'w x 14't) per bay
- ESFR Sprinkler System
- 100± Parking Spaces
- 6" Interior Slab
- Interstate Access w/in 1 mile
- Tilt-Up Construction

DEMOGRAPHICS

POPULATION	3-MILES	5-MILES	10-MILES
2010 Population (Census)	31,724	110,452	161,519
2021 Population	33,832	116,767	171,307
2026 Population (Projected)	35,009	120,554	177,204
HOUSHOLDS	**3-MILES**	**5-MILES**	**10-MILES**
2010 Households (Census)	14,625	44,330	65,278
2021 Households	15,728	47,454	70,065
2026 Households (Projected)	16,346	49,327	72,869
INCOME	**3-MILES**	**5-MILES**	**10-MILES**
2021 Median HH Income	$48,714	$45,073	$55,684
2021 Avg. HH Income	$67,360	$68,417	$85,948
2021 Per Capita Income	$27,644	$28,433	$35,532



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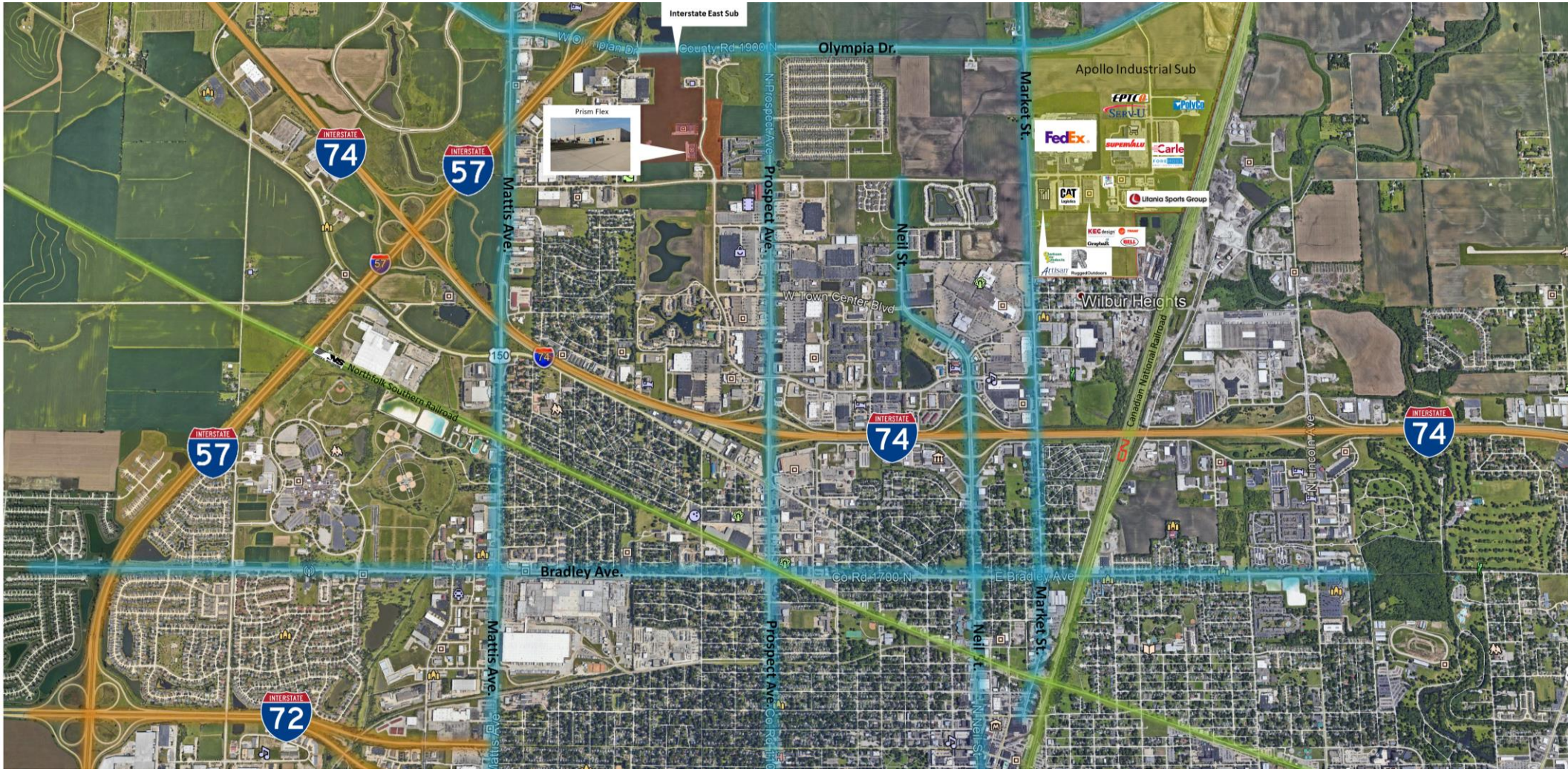
AERIAL MAP- Champaign, IL



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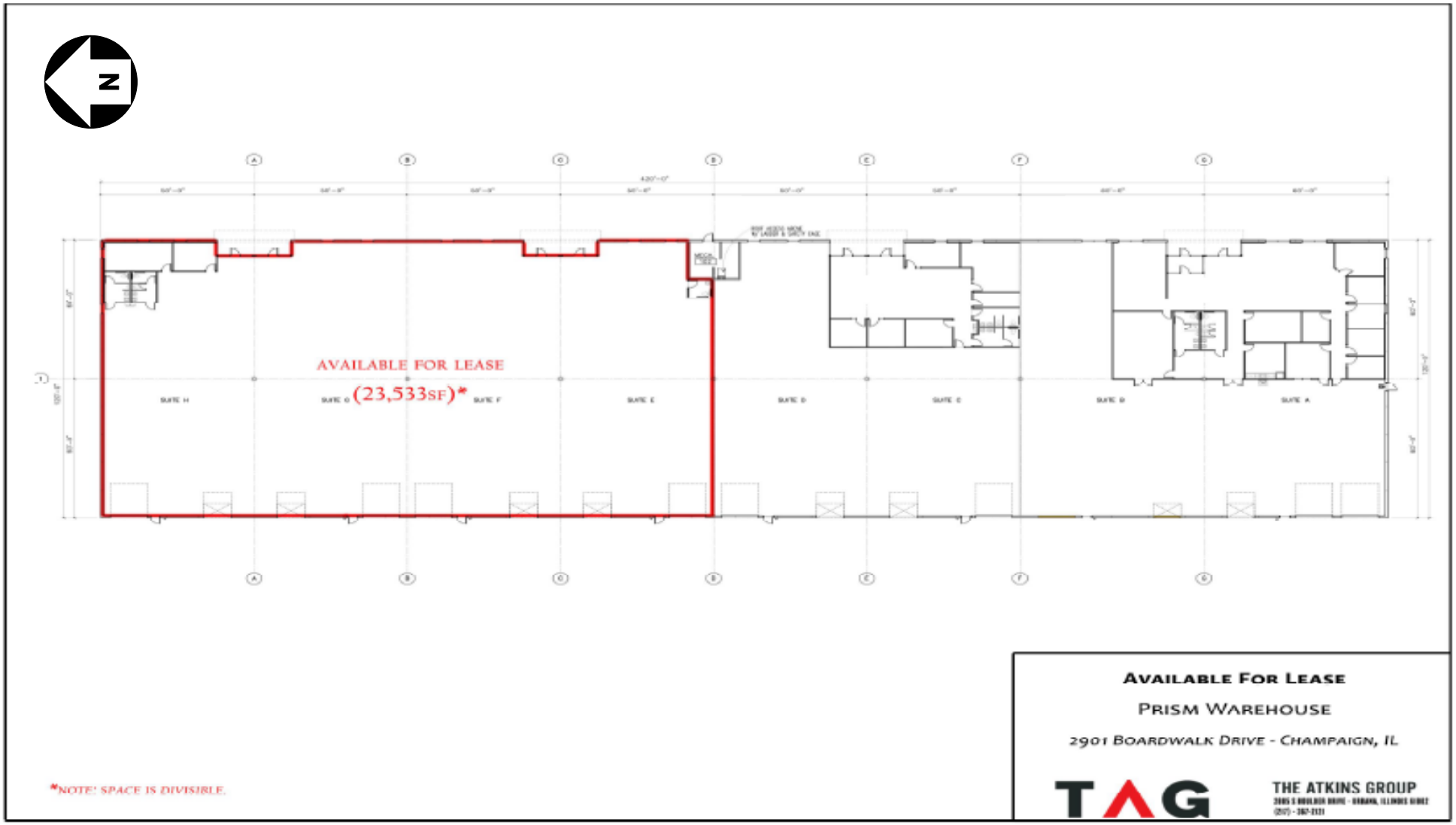
BASIC FLOOR PLAN



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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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