

EAST BUILDING - MCKINLEY WAREHOUSE

Availability TBD – Lessor may issue 1-month notice to existing interim tenant

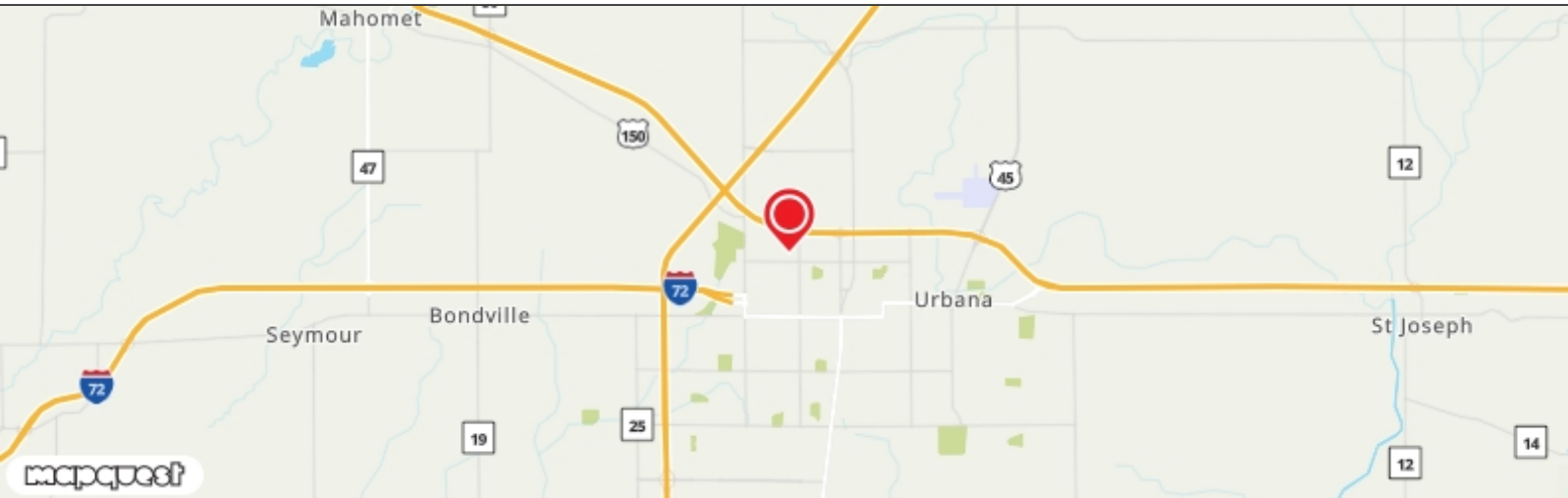
The east building of McKinley Warehouse consists of 106,002 SF and has 24' clear heights, 12 DHD's, 1 DID's, and 27.5' x 62' column spacing. Currently, the east side (52,387 SF) is leased through June 2021 leaving 53,325 SF available beginning October 1, 2020 on the west side of the east building.

The entire facility features 26 dock doors and clear heights ranging between 21 and 24 feet. Energy efficient high bay light fixtures with control sensors were recently installed throughout the facility. The entire facility has sprinkler coverage. The floors are 6" concrete. 1600 AMP 3-Phase power in East building with 800 AMP 3-Phase subpanel.

The property is eligible for Enterprise Zone incentives, HUBZone, and within an Opportunity Zone (Census Tract: 17019000901). Facility was previously occupied by Heinz Kraft Foods (less than 1 mile south) and Super Valu and is a Food Grade Warehouse. Norfolk Southern RR provides the rail service to this property. The property has two access points to the adjacent public street system.



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|------------------|--|---------------------------|--------|
| Location: | McKinley Warehouse | Status: | Leased |
| Price: | \$4.15/sf gross | Available Sq. Ft.: | 53,325 |
| Address: | 1310 N. McKinley Ave., Champaign, IL 61821 | # of Floors: | 1 |



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