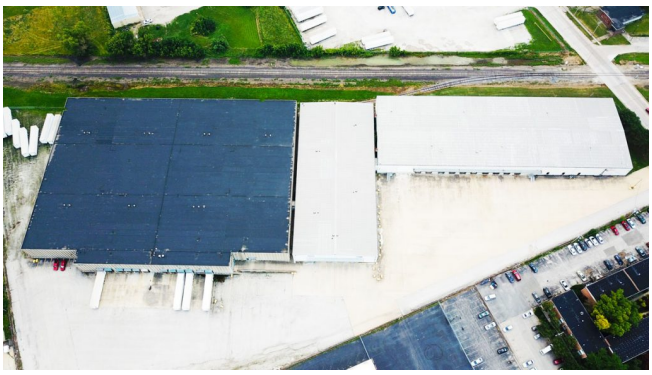
THE ATKINS GROUP

MCKINLEY WAREHOUSE



The entire warehouse is 188,062 SF with the east, middle, and west portions available for lease.

The east building 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 immediately on the west side of the east building.

The middle building consists of 31,978 SF and has 21? clear heights, 4 DHD's, and 28.5? x 59? column spacing and is currently fully leased.

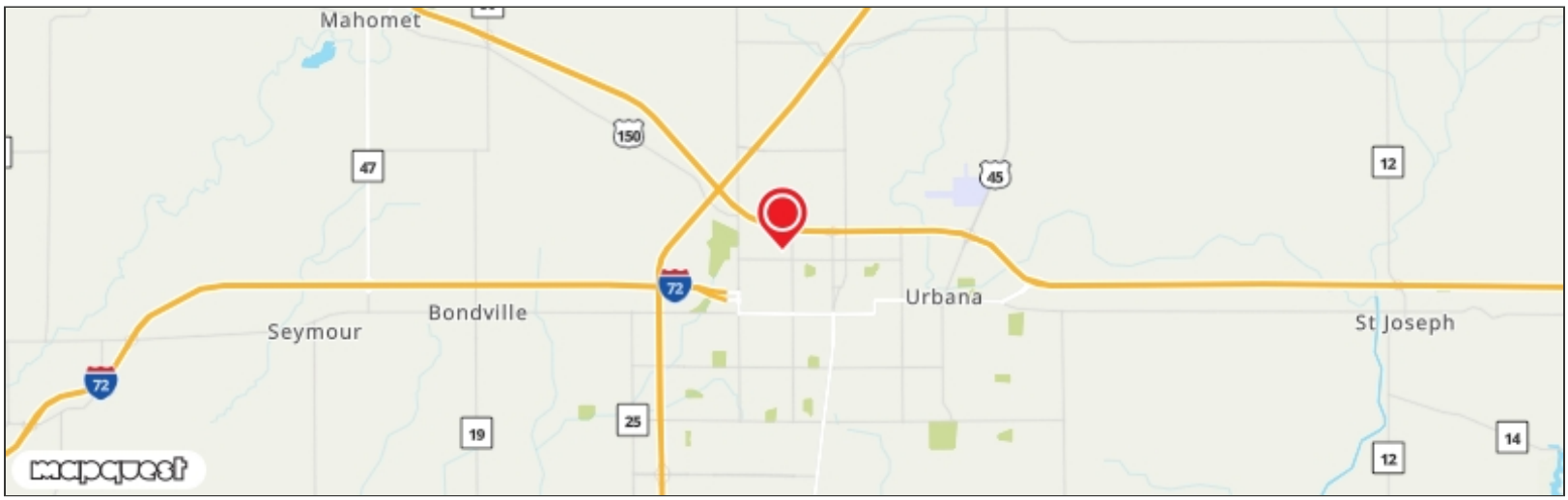
The west building consists of 50,082 SF and has 21? clear heights, 10 DHD's, 1 – 20? x 21? Dock door, and 27.5? x 64? column spacing and is currently fully leased.

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.

Location:	McKinley Warehouse	**Status:**	Leased
Price:	$3.50 - $4.25 / SF NNN	**Available Sq. Ft.:**	31,978 - 135,675
Address:	1310 N. McKinley Ave., Champaign, IL 61821	**# of Floors:**	1

Community Subject property is located just 2 blocks south of Interstate 74 and within 2 miles of Interstate 57 & Interstate 72. 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).



Web Address: https://www.atkinsgroup.com/?p=8440