N SECTION - ATKINS 150 WAREHOUSE

6,074 sf of leasable space is available at Atkins 150 Warehouse. This north section of the property is part of a 583,000sf food grade quality warehouse. The available space features 2 docks, 28' clear ceiling storage height, high bay energy efficient lighting, gas heat and sprinkler system.

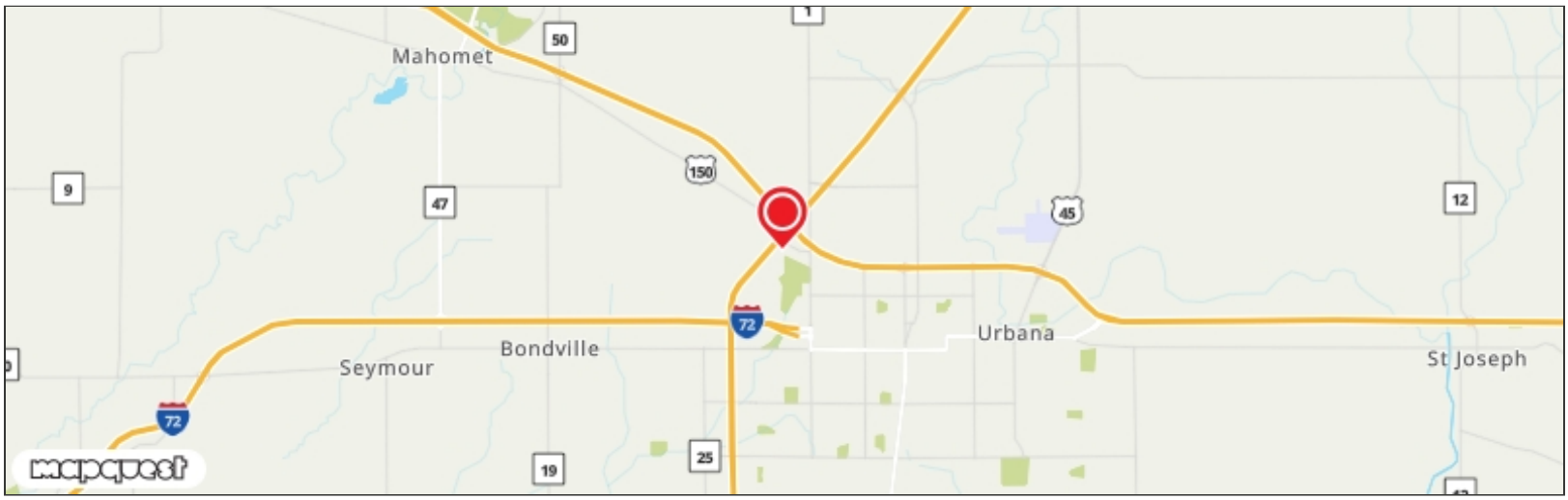
The site is located adjacent to the intersection of I-57 and I-74. Tenants at the property utilize quick access to the interstate system (I-57, I-74 and I-72). Two interchanges to I-57 and I-74 are within minutes of the entrance to this site. The property has four tenants and is open for business 24/7/365.

See the exhibits for the boundaries of the available space. The landlord is willing to divide the leased premises per the existing rooms.

The main warehouse is part of a 62 acre industrial campus that features a 25,000sf vehicle maintenance facility, rail spur, and ample parking for tractor trailers.

Suites G is available for immediate occupation. A shared entry and restroom is available. Tenants of the North section suites will share two dock doors.

The site is located in north Champaign, which offers ample hotel/lodging, restaurants and services options to tenants, employees, staff, and visitors.

Location:	Atkins 150 Warehouse	**Status:**	Leased
Price:	$3.70/SF/NNN/Year	**Available Sq. Ft.:**	6,074
Address:	2309 W. Bloomington Rd., Champaign, IL 61822	**# of Floors:**	1

Construction	2 docks Overheard Doors Clear Height: 28 ft