

SUITES I & J - NEWTON FLEX WAREHOUSE

This new flex warehouse has 12,000 SF still available for lease.

This precast flex warehouse will sit on 5.3 acres and feature 20' clear heights, ESFR fire suppression system, and a 6" slab on grade. Bays I&J feature 1-12'w x 14't Drive in Door and 3- 10' x 10' Dock high Doors with 40,000 lb mechanical levelers and 3 phase 400A/480v service and come with \$7.60/SF in TI Allowance. The bays will be delivered with the front 60' left unfinished for flexible fit outs with the TI provided for: 2 small offices, ADA restroom, mop-sink, basic electric service with home run to mechanical room, eight high bay lighting fixtures in the warehouse, and 3 ton roof top unit and duct-work to serve offices/restroom. An illuminated multi-tenant sign is available for tenant use as well as wall signage. The property is within the City of Champaign enterprise zone.



*If 6,000 SF Base Rental Rate of \$8.60/SF
*If 12,000+ SF Base Rental Rate of \$8.30/SF

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).

The site is located in close proximity to regional shopping, hotels and extended stay accommodations, restaurants, and more.

Location:	Newton Warehouse in Interstate East Subdivision	Status:	Leased
Price:	\$8.60 / SF / NNN	Available Sq. Ft.:	12,000
Address:	1101 Newton Drive, Champaign, IL 61822	# of Floors:	1

Construction	Precast concrete panels, 6" interior slab, 20' clear, steel frame
Parking	Ample on-site parking



