

**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.

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

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



