## 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 $x$ $14^{\prime t}$ 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 multitenant 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 l-57), 120 miles from Indianapolis (west via I-74), 90 miles \& 50 miles from Peoria \& Bloomington (northeast via l-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


