

This new flex warehouse has 60,000 SF that can be subdivided into six 6,000 SF Bays and two 12,000 SF Bays. 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 A/B & I&J will be 12,000 SF and 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. Bays C - H will be 6,000 SF and feature 1- 10' x 10' Dock High Door with 40,000 lb mechanical leveler, 1-12'w x 14't Drive in Door, and 3 phase 400A/208v service and come with \$15.00/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. The building shell is set to be completed in December 2019.



\*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>Price:</b> \$8.30-\$8.60 / SF / NNN
<b>Address:</b> 1101 Newton Drive	<b>Status:</b> Featured, Under Construction
<b>City:</b> Champaign	<b>Available Square Feet:</b> 60,000
<b>State:</b> IL	<b>No. of Floors:</b> 1
<b>Zip Code:</b> 61822	

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

