

**NORTH BAYS - VEHICLE MAINTENANCE FACILITY - ATKINS 150 WAREHOUSE**

The main warehouse is part of a 62 acre industrial campus that features a 25,000 SF vehicle maintenance facility, rail spur with active service from Norfolk Southern, and ample parking for tractor trailers. The property is located just outside the Champaign City limits.

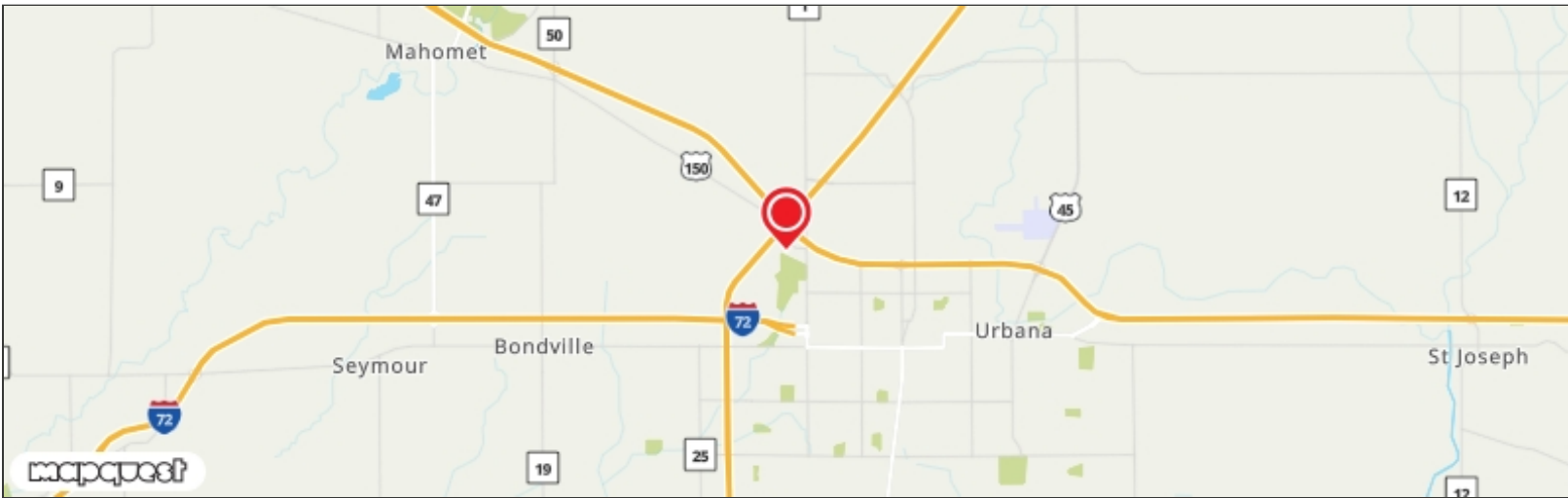
The subject property was originally constructed as an ancillary building for the main warehouse and more specifically for vehicle maintenance. Currently there are 2 bays available for lease. The north two bays consist of 2,825 SF with 1,306 SF of attached office space. This space features 18' clear heights, radiant heat, floor drains, and 2 pairs of drive through overhead doors.



<b>Location:</b>	Atkins 150 Subdivision	<b>Status:</b>	Leased
<b>Price:</b>	\$5.25 / SF / NNN	<b>Available Sq. Ft.:</b>	2825
<b>Address:</b>	2309 W. Bloomington Road, Champaign, IL 61822	<b># of Floors:</b>	1

**Community** Subject property is located less than 1 mile from Interstate 74 and within 2 miles of Interstate 57 and within 3 miles of Interstate 72. 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).

**Parking** Ample on-site parking



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