

**SUITE 6E - WEST BUILDING - MCKINLEY WAREHOUSE**

**Available Late Spring 2024**

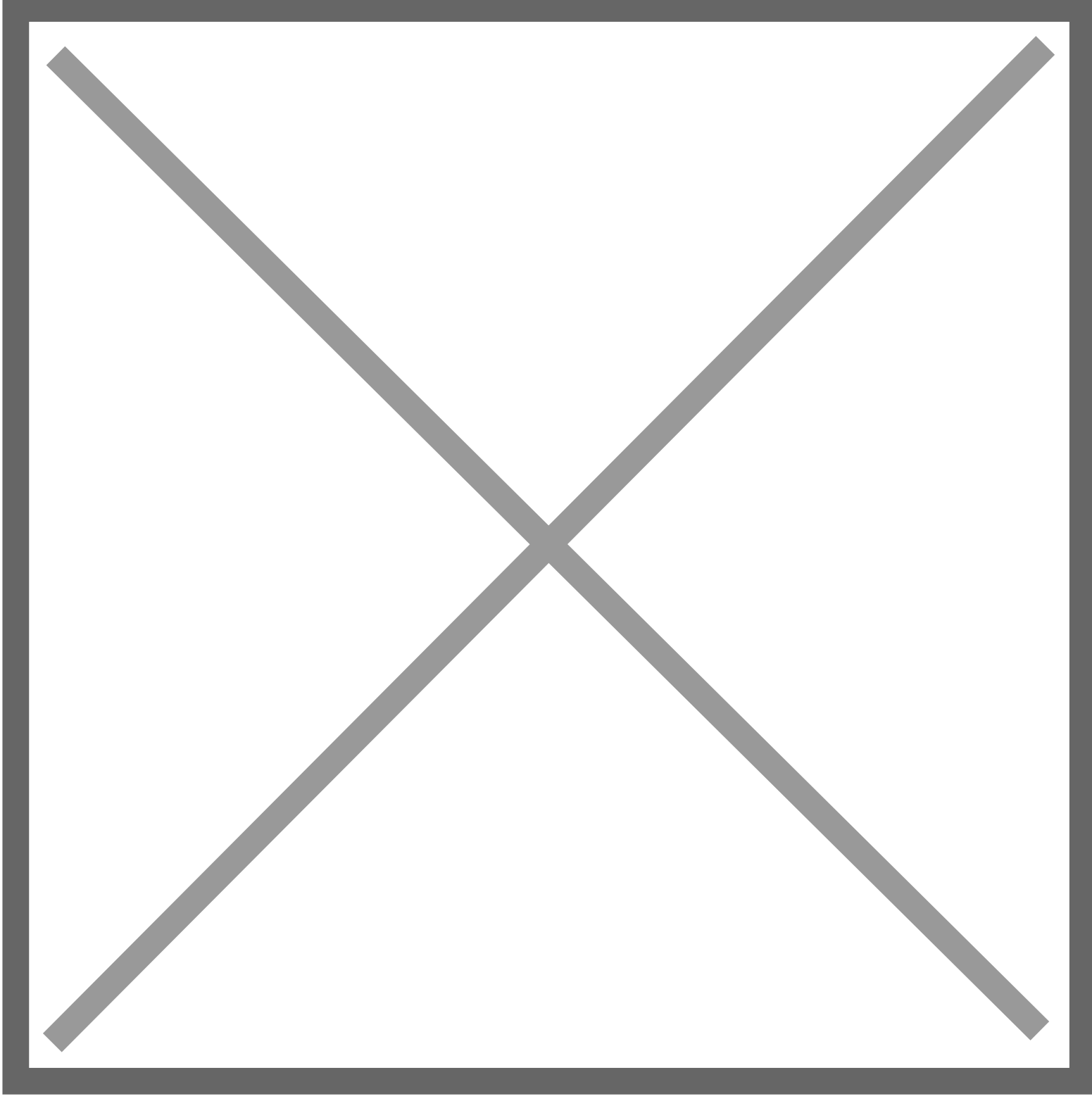
The space is currently occupied, but the tenant has indicated it will be departing in late spring 2024. Tours are available to see the space.

Currently, the east portion of the west building has 33,790 SF available 10/1/23. The suite has 5 (8'x9') dock doors and one large 20'w x 21't door at dock level and NO RESTROOM. The entire facility features 26 dock doors and clear heights ranging between 21 and 24 feet. Energy efficient high bay light fixtures with control sensors were recently installed throughout the facility. The entire facility has sprinkler coverage. The floors are 6" concrete. 1600 AMP 3-Phase power in East building with 800 AMP 3-Phase subpanel. The property is eligible for Enterprise Zone incentives. Facility was previously occupied by Kraft Heinz (less than 1 mile south) and Super Valu and is a Food Grade Warehouse. Norfolk Southern RR provides rail service to this property. The property has two access points to the adjacent public street system.



<b>Location:</b>	McKinley Warehouse	<b>Status:</b>	Featured, For Lease
<b>Price:</b>	\$4.40/sf NNN	<b>Available Sq. Ft.:</b>	33,790
<b>Address:</b>	1310 N. McKinley Ave., Champaign, IL 61821	<b># of Floors:</b>	1

<b>Community</b>	Subject property is located just 2 blocks south of Interstate 74 and within 2 miles of Interstate 57 & 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).
<b>Exterior</b>	The building is comprised of a finished metal exterior on steel frame structure. Docks available on the south side.
<b>Construction</b>	The entire warehouse is 188,062 SF with portions of the east, middle, and west buildings available for lease. The east building consist of 106,002 SF and has 24' clear height, 12 DHD's, 1 DID's, and 27.5' x 62' column spacing. The middle building consists of 31,978 SF and has 21' clear height, 4 DHD's, and 28.5' x 59' column spacing and is currently leased. The west building consists of 50,082 SF and has 21' clear heights, 10 DHD's, 1 – 20' x 21' Dock door, and 27.5' x 64' column spacing.
<b>Parking</b>	Ample on-site parking available



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