

SUITE E - PRISM WAREHOUSE

Prism Warehouse is a new warehouse located in NW Champaign. It will feature a total of 50,400 SF of warehouse space that can be subdivided into six 6,000 SF Bays and two 7,200 SF Bays. This insulated precast concrete panel warehouse will sit on 4.46 acres and feature 20' clear heights, NFPA 13 wet sprinkler system (racking up to 15'), and a 6" concrete slab. Each bay will feature one recessed dock, one 12'w x 14't drive-in door, and 3 phase 400A/208v electric service. The bays will be delivered with the front 30' left unfinished for flexible fit outs. Landlord is prepared to finish the premises to meet the goals of the tenant.

At present Suite E, at 5,777 sq ft is still available.

Prism Warehouse is located less than 1 mile from Interstate 57 and within 2 miles of Interstate 74 and within 3 miles of Interstate 72. Prism Warehouse is the first warehouse in Interstate East Industrial Park, which is 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).



Location:	Prism Warehouse in Interstate East Subdivision	Status:	Leased
Price:	\$7.25 / SF / NNN	Available Sq. Ft.:	5,777
Address:	2901 Boardwalk Dr., Champaign, IL 61822	# of Floors:	1
Exterior	Signage package per tenant includes: panel on monument in front yard, wall sign, and vinyl door signage.		
Construction	20' Clear Height		
Parking	112 Spaces of on-site parking		

