

SUITES A & B - PRISM WAREHOUSE

This flex warehouse was built in 2018 and consists of 50,400 SF that was designed to consist of six (6) 6,000 SF Suites and two (2) 7,200 SF Suites. This precast flex warehouse sits on 4.16 acres and feature 20' clear heights, NFPA 13 Wet fire suppression system, and a 6" slab on grade. Currently Suites A/B (14,400 SF) are available for lease and can be demised for well qualified tenants (6,990 SF & 7,410 SF). If demised, Suite A would have 7 offices, conference room, kitchenette, showroom, 2 restroom banks, 2 drive in doors, and a dock door while Suite B would have 2 large open rooms, reception, restroom(s) (to be constructed) and a dock and/or drive in door could be added.



The entire space is currently 14,400 SF with roughly 5,275 SF of that being office space. The warehouse currently has 2 – 12'w x 14't Drive in Doors and 1- 10' x 10' Dock high Door with a 40,000 lb mechanical levelers and 3 phase 400A/208v service. An illuminated multi-tenant sign is available for tenant use as well as building signage. The property is within the Champaign enterprise zone.

Location:	Prism Warehouse in Interstate East Subdivision	Status:	Featured, For Lease
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Price:	\$8.25/SF NNN	Available Sq. Ft.:	6,990 - 14,400
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Address:	2901 Boardwalk Dr., Champaign, IL 61822	# of Floors:	1
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Community The 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. Prism 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).

Construction 20' Clear Height

Parking 112 Spaces of on-site parking

