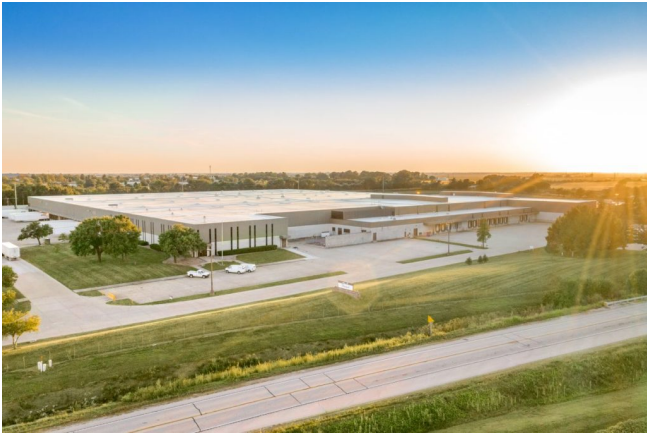


SUITES A-D - ATKINS 150 WAREHOUSE

The main warehouse is a 583,000 SF Industrial Building that is part of a 62 acre industrial campus that also features a 25,000sf vehicle maintenance facility, rail spur with active service from Norfolk Southern, and ample parking space for tractor trailers and employees. Sprinkler system features a primary pump and backup pump. The entire roof was recently replaced. The property is located just outside the City of Champaign municipal boundary.



Currently, Suite A – D will be available for lease on **February 1, 2023** in the Atkins 150 Warehouse. Suite A – D is 24,997 SF with roughly 4,500 SF of office space and 20,000 SF of warehouse space. The office space features 12 offices, large break room, and restroom bank. The warehouse space has 13.5’ – 15’ clear height, 3 dock high doors, and 1 small drive in door. Landlord is prepared to retrofit premises to accommodate tenants.

[Realtor's Website](#)

| | | | |
|------------------|--|---------------------------|---------------------|
| Location: | Atkins 150 Warehouse in Atkins 150 Subdivision | Status: | Featured, Available |
| Price: | \$5.00/SF NNN | Available Sq. Ft.: | 27,610 |
| Address: | 2309 W. Bloomington Rd., Champaign, IL 61822 | # of Floors: | 1 |

Community Subject property is located 2 miles from Interstate 74, 2 miles from Interstate 57, and 2 miles from 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 available

