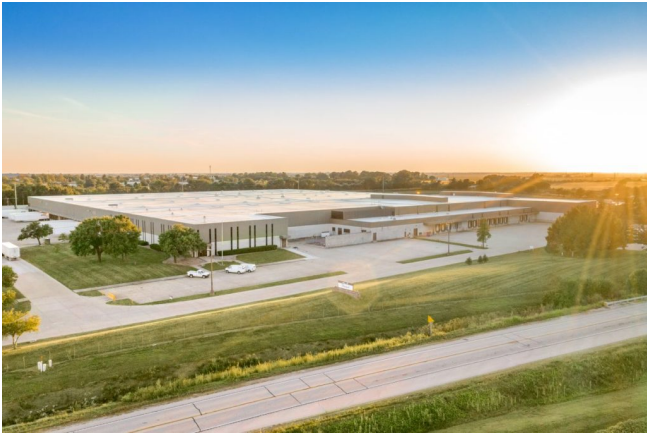


**SUITES I & L - ATKINS 150 WAREHOUSE**

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.

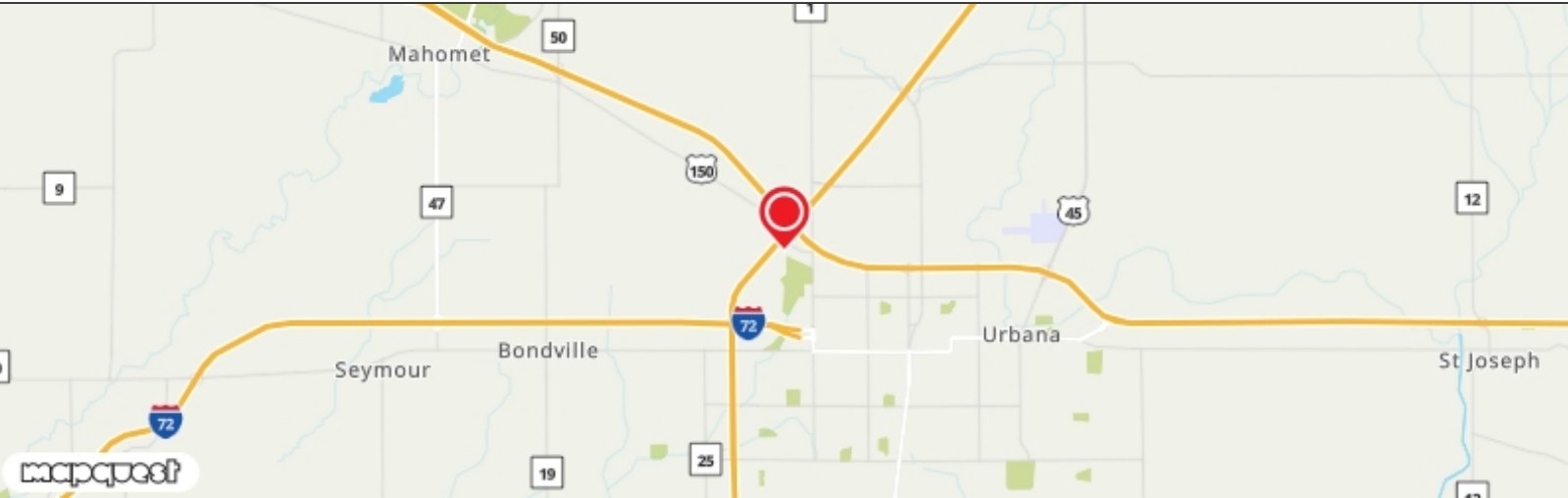


Currently, Suite I – L are available for lease in the Atkins 150 Warehouse. Suite I – L consist of 28,590 SF with roughly 80 SF of office space (shipping office) and 28,340 SF of warehouse space. The warehouse consist of two sections (I & L). Suite I is the loading dock area consisting of 6,509 SF and has 16’ clear heights, the shipping office, restroom and breakroom/kitchenette. Suite L is attached via 4 overhead pass through doors and consists of 21,831 SF and has 27’ clear heights, 35’ x 35’ column spacing, and LED lighting. The suites have an ESFR sprinkler, 400 Amp 280v 3-Phase power and separated electric/gas. Landlord is prepared to retrofit premises to accommodate qualified tenants.

<b>Location:</b>	Atkins 150 Warehouse in Atkins 150 Subdivision	<b>Status:</b>	Leased
<b>Price:</b>	\$4.00/sf NNN	<b>Available Sq. Ft.:</b>	28,590
<b>Address:</b>	2309 W. Bloomington Rd., Champaign, IL 61822	<b># of Floors:</b>	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



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