

VEHICLE MAINTENANCE FACILITY

The Vehicle Maintenance Facility is a 25,000 SF feature on a 62 acre industrial campus.

The subject property was originally constructed as an ancillary building for the main warehouse and more specifically for vehicle fleet maintenance. Currently there are several bays available for lease, comprising 6,219 sq ft. This space features 18' clear heights, radiant heat, floor drains, and 4 pairs of drive through overhead doors.

The demised premises feature gas and electrical service, metal frame, floor drains, and sprinkler system.

Subject property is located less than 1 mile from Interstate 74 and within 2 miles of Interstate 57 and within 3 miles of 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).

The site is located in close proximity to regional shopping, hotels and extended stay accommodations, restaurants, and more.



Location:	Atkins 150 Warehouse in Atkins 150 Subdivision	Status:	Leased
Price:	\$5.25 / SF / NNN	Available Sq. Ft.:	6219
Address:	2309 W. Bloomington Road, Champaign, IL 61822	# of Floors:	1

Parking	Ample on-site parking
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