

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 8 bays available for lease. The north four bays consist of 7,079 SF with 1,306 SF of attached office space. This space features 18' clear heights, radiant heat, floor drains, and 4 pairs of drive through overhead doors. The south 4 bays consist of 6,788 SF and features 18' clear heights, 2 pairs of drive through overhead doors, and two other drive in doors in the southernmost 2 bays.



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  
**Address:** 2309 W. Bloomington Road  
**City:** Champaign  
**State:** IL  
**Zip Code:** 61822

**Price:** \$5.25 / SF / NNN  
**Status:** Featured, For Lease  
**Available Square Feet:** 13885  
**No. of Floors:** 1

**Parking:** Ample on-site parking

