

**WEST BUILDING - MCKINLEY WAREHOUSE**

This is the west building of the three-building property. The property is zoned industrial in the City of Champaign. A warehousing/logistics or light production/assembly user are strongest candidates to use this facility.

The west building consists of 50,082 SF and has 21' clear heights, 10 DHDs, 1 – 20' x 21' Dock door, and 27.5' x 64' column spacing. Currently, the west building has **9,637 SF available** on the east end.

Energy efficient high bay light fixtures with control sensors were recently installed throughout the facility. Norfolk Southern RR provides rail service to this property. The property has two access points to the adjacent public street system.



|                  |  |                           |        |
|------------------|--|---------------------------|--------|
| <b>Location:</b> | McKinley Warehouse                         | <b>Status:</b>            | Leased |
| <b>Price:</b>    | \$4.25 / SF / NNN                          | <b>Available Sq. Ft.:</b> | 9637   |
| <b>Address:</b>  | 1310 N. McKinley Ave., Champaign, IL 61821 | <b># of Floors:</b>       | 1      |

|                     |  |
|---------------------|--|
| <b>Community</b>    | Subject property is located just 2 blocks south of Interstate 74 and within 2 miles of Interstate 57 & 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). |
| <b>Exterior</b>     | The building is comprised of a finished metal exterior on steel frame structure. Docks available on the south side.  |
| <b>Construction</b> | The entire facility has sprinkler coverage. The floors are 6" concrete.  |
| <b>Parking</b>      | Ample on-site parking available  |

