THE ATKINS GROUP

WEST & MIDDLE SECTIONS - MCKINLEY WAREHOUSE

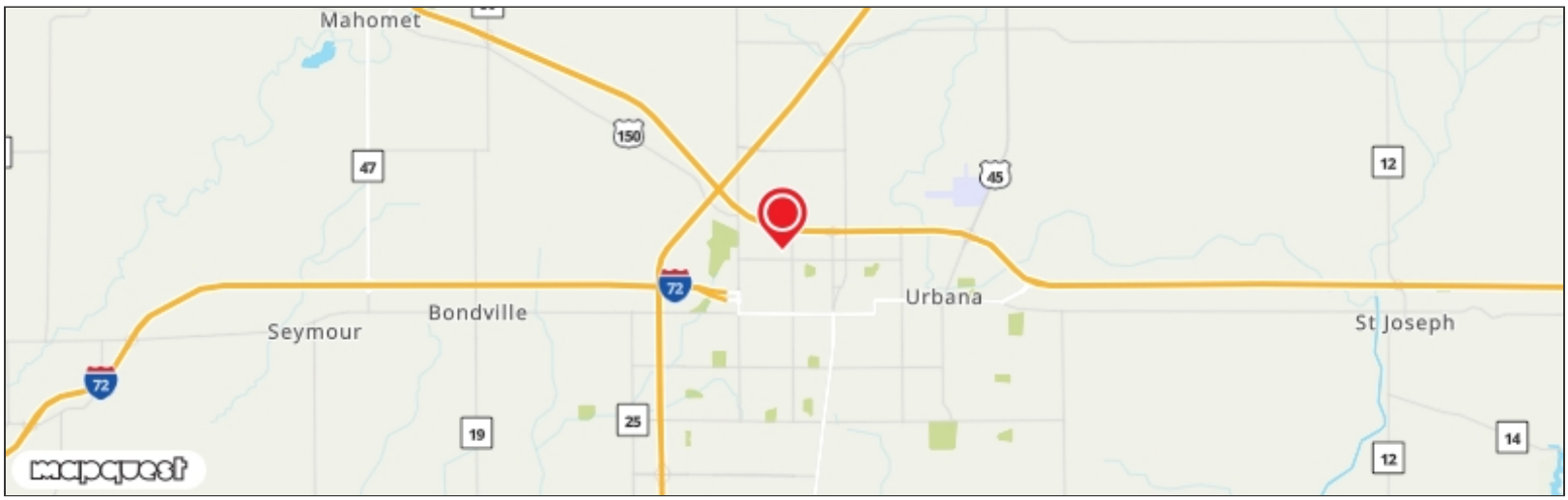
McKinley Warehouse is conveniently located near the I-74 interchange at Prospect Avenue as well as the largest Kraft Foods plant in North America. This facility is a dry warehouse comprised of three sections.

The west and middle sections are available for long-term lease opportunities. The east and middle sections of McKinley Warehouse are currently leased. The middle warehouse lease may be terminated by the lessor. The warehouse is available for lease as follows:

- 106,002 sf (comprised of the east end only)
- 31,978 sf (comprised of the middle section only)
- 50,082 sf (comprised of the west end only)

The entire warehouse is 188,062 sf. The entire facility features 26 dock doors and clear heights ranging between 21 and 24 feet. Energy efficient high bay light fixtures with control sensors were recently installed throughout the facility. The entire facility has sprinkler coverage. Norfolk Southern RR provides the rail service to this property. The property has two access points to the adjacent public street system.

Please call for more information. Tours are encouraged. Brokers are invited to submit the property to clients and prospects. You may download the marketing flyer at left for more details and a site/building plan. This property is eligible for incentives via the City of Champaign enterprise zone program

Location:	McKinley Warehouse	**Status:**	Leased
Price:	Price Negotiable	**Available Sq. Ft.:**	82,060
Address:	1310 N. McKinley Ave., Champaign, IL 61821	**# of Floors:**	1

Construction	Docks: 4 in middle section, 6 in west section; Overhead Doors