

# NEWTON FLEX

## BRAND NEW CLASS-A FLEX BUILDING FOR LEASE

1101 NEWTON DR.  
(SW CORNER OF BOARDWALK DR. &  
NEWTON DR.)  
CHAMPAIGN, IL 61822



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**NEWTON**  
WAREHOUSE

A DEVELOPMENT BY:

**TAG**  
THE ATKINS GROUP

# NEWTON FLEX

## PROPERTY OVERVIEW

This new flex warehouse has 60,000 SF that can be subdivided into six 6,000 SF Bays and two 12,000 SF Bays. This precast flex warehouse will sit on 5.3 acres and feature 20' clear heights, ESFR fire suppression system, and a 6" slab on grade. Bays A/B & I/J will be 12,000 SF and feature 1-12'w x 14't Drive in Door and 3- 10' x 10' Dock high Doors with 40,000 lb mechanical levelers and 3 phase 400A/480v service and come with \$7.60/SF in TI Allowance. Bays C - H will each be 6,000 SF and feature 1- 10' x 10' Dock High Door with 40,000 lb mechanical leveler, 1-12'w x 14't Drive in Door, and 3 phase 400A/208v service and come with \$15.00/SF in TI Allowance. The bays will be delivered with the front 60' left unfinished for flexible fit outs with the TI provided for: 2 small offices, ADA restroom, mopsink, basic electric service with home run to mechanical room, eight high bay lighting fixtures in the warehouse, and 3 ton roof top unit and ductwork to serve offices/restroom. An illuminated multitenant sign is available for tenant use as well as building signage. The property is within the Champaign enterprise zone. The building is set to be completed in early December 2019.

The subject property is located less than 1 mile from Interstate 57 and within 2 miles of Interstate 74 and within 3 miles of Interstate 72. Newton Warehouse is the second warehouse in Interstate East Subdivision and adjacent to Interstate Research Park. 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).

## OVERVIEW

Lease Price	\$8.30 - 8.60*/SF NNN
Space Available	6,000 – 60,000 SF
Overall Building Size	60,000 SF
Zoning	I-1, Light Industrial
Year Built	2019



\*If 6,000 SF Base Rental Rate of \$8.60/SF

\*If 12,000+ SF Base Rental Rate of \$8.30/SF

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## BUILDING SPECIFICS



Building Size	60,000 SF
Available Space	6,000 – 60,000 SF
Office Space	TBD
Slab Thickness	6"
Drive-in-Doors	1 - (12'w x 14't) per bay
Dock High Doors	1 per bay (C – H) 3 total (A&B   I&J)
Clear Ceiling Height	20'
Column Spacing	None (C – H) 50' (A&B   I&J)
HVAC	Full in Office Heat in Warehouse
Sprinkled	Yes-ESFR
Power	400 AMP 480 V 3-Phase
Utilities	IAWC   Ameren   UCSD   Fiber
Rail	No
Heating	Gas fired
Parking	100± Spaces   2:1000 SF
Interstate Access	Within 1 mile I-57, I-74, & I-72

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## PROPERTY HIGHLIGHTS

- Class-A Facility
- Flex Warehouse Space
- 1 Dock High Door per bay
- 1 Drive in Door (12'w x 14't) per bay
- ESFR Sprinkler System
- 100± Parking Spaces
- 6" Interior Slab
- Interstate Access w/in 1 mile
- Tilt-Up Construction
- To Be Constructed in 2019

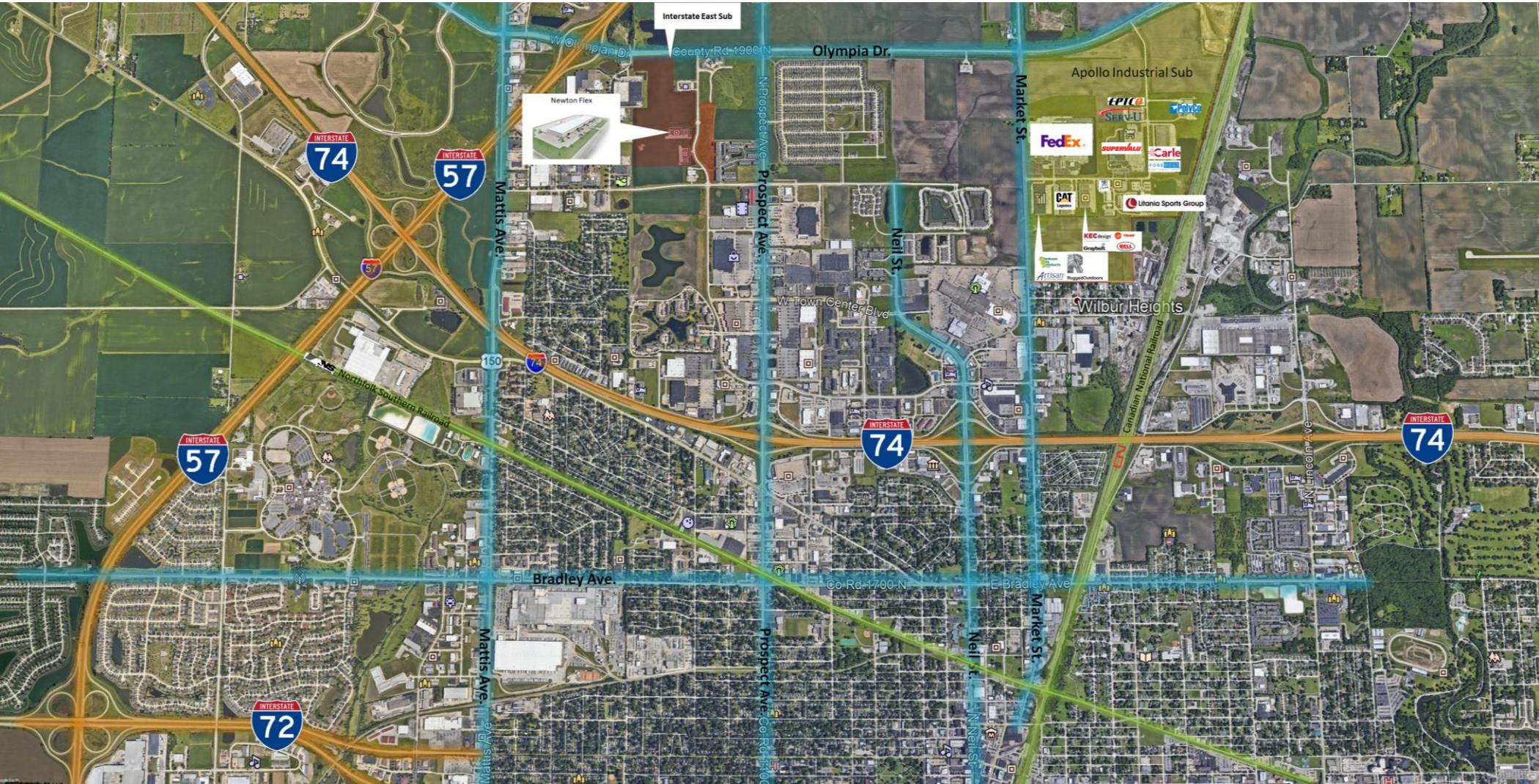
## DEMOGRAPHICS

POPULATION	3-MILES	5-MILES	10-MILES
2010 Population (Census)	48,992	119,651	159,117
2018 Population	54,425	127,274	171,194
2023 Population (Projected)	57,907	132,418	178,828
HOUSHOLDS	3-MILES	5-MILES	10-MILES
2010 Households (Census)	21,808	48,507	64,360
2018 Households	24,274	51,889	69,603
2023 Households (Projected)	25,920	54,258	72,990
INCOME	3-MILES	5-MILES	10-MILES
2018 Median HH Income	\$27,571	\$38,814	\$47,788
2018 Avg. HH Income	\$43,246	\$61,752	\$76,751
2018 Per Capita Income	\$20,054	\$26,964	\$32,591



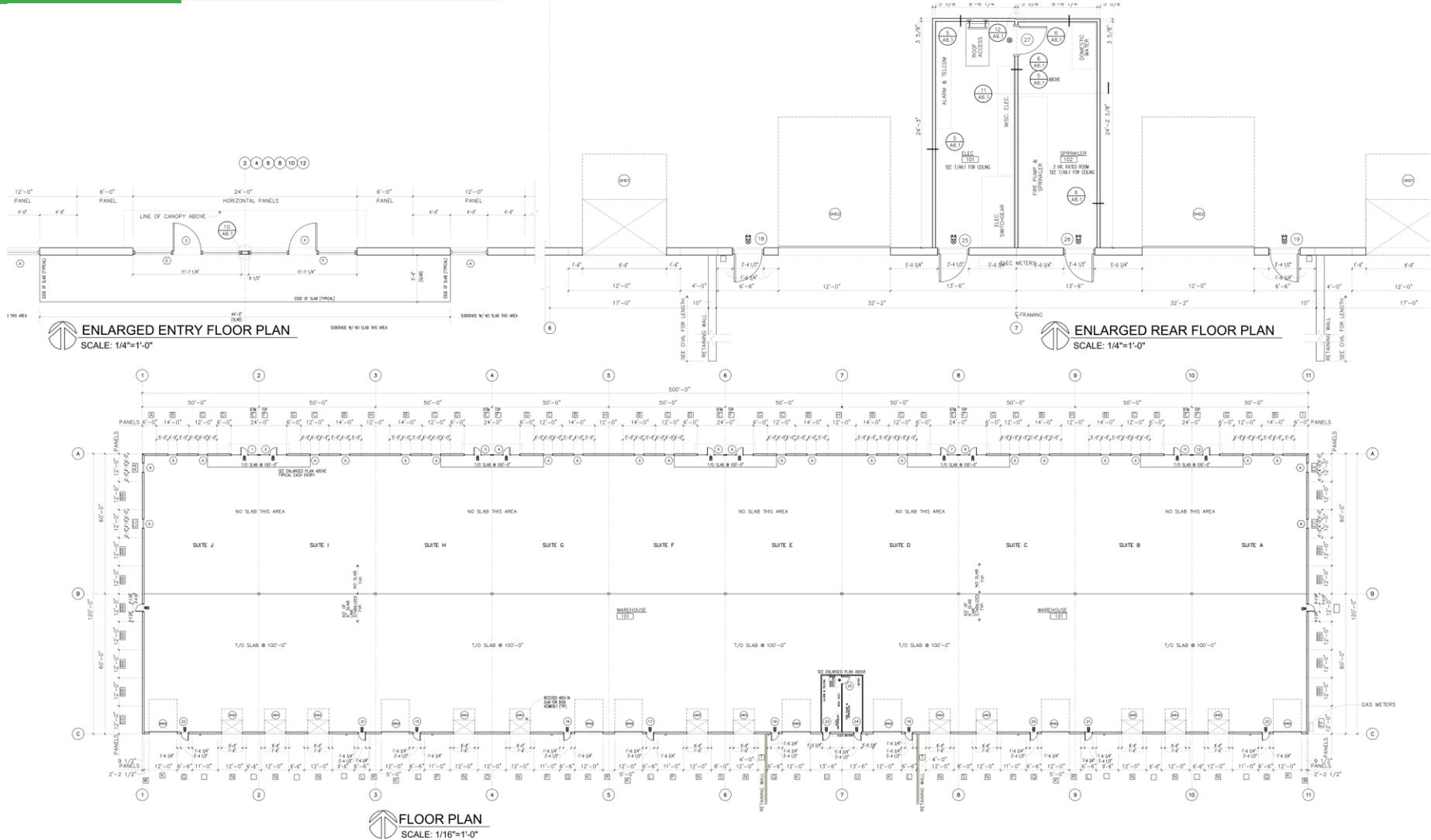
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## AERIAL MAP- Champaign, IL



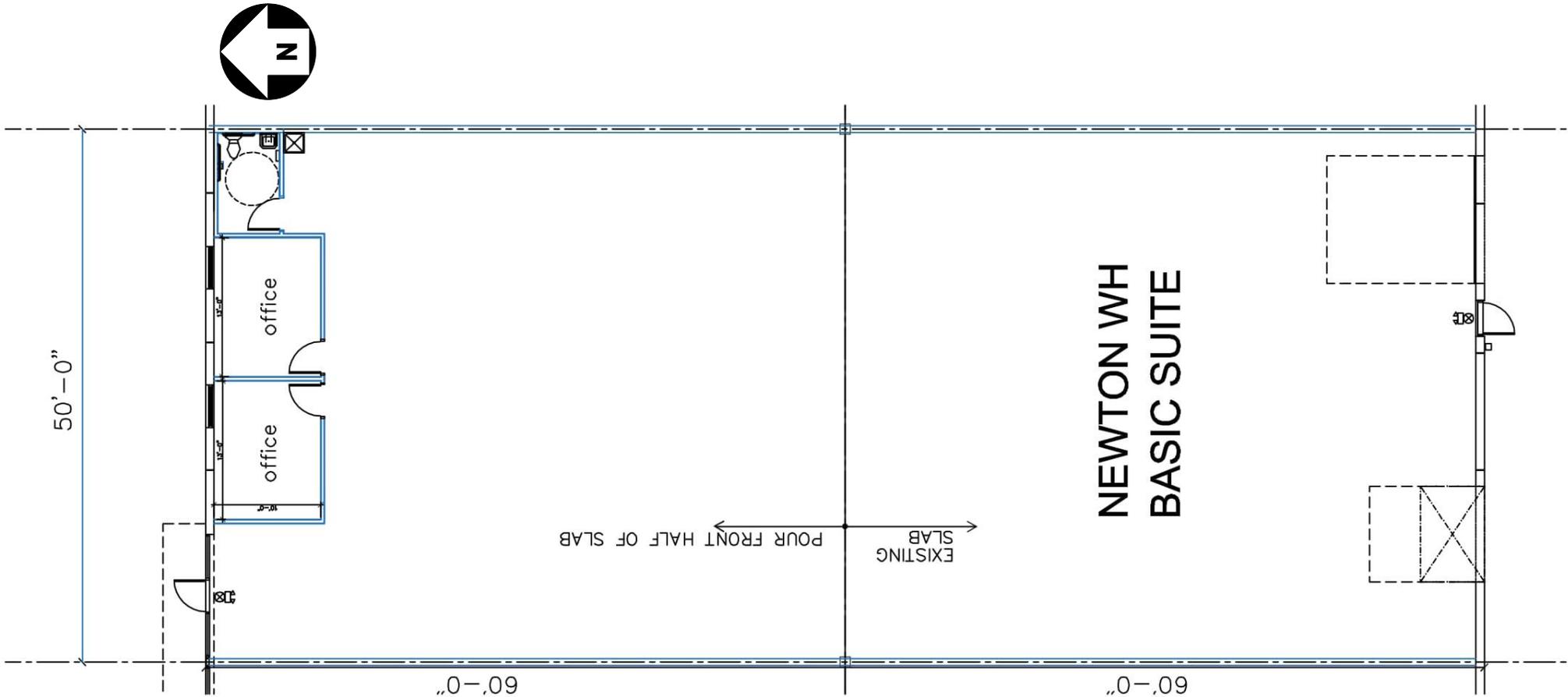
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## FULL FLOOR PLAN



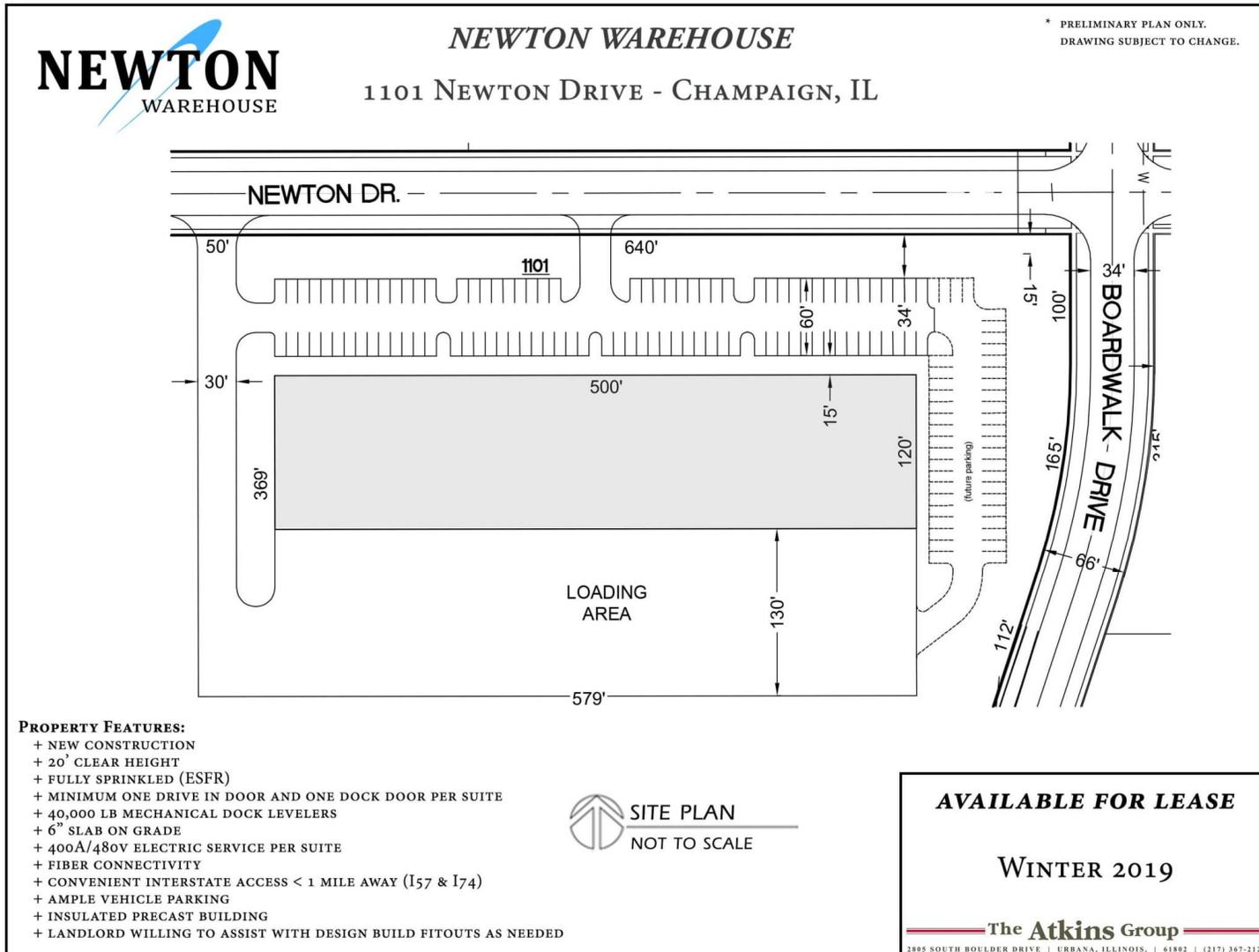
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## BASIC FLOOR PLAN



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## SITE PLAN



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## DEVELOPER- THE ATKINS GROUP

As one of Champaign County's preeminent real estate developers, The Atkins Group owns and manages a diverse portfolio of holdings in residential, office, retail, industrial, and farm land investments. Each division works with clients on a custom experience to fit every need; from finding the right land, buying and selling, to coordinating concepts, bids, and build-outs.

Proven real estate know-how and farm management expertise, coupled with solid partnerships in the industry and the community have earned TAG a longstanding reputation of quality product with positive outcomes.

The Commercial and Industrial Division of The Atkins Group creates workspaces that fit. With over 25 years of experience in leasing, build-to-suit, remodeling, lot sales, property management, and customizing designs, our team has helped businesses to amplify their operations, create jobs, and boost their bottom line.

Always transparent, always on time, always on budget.



COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY  
CHAMPAIGN, IL | 217.352.7712

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## CONTACT INFORMATION



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