

PRISM FLEX



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



2901 Boardwalk Dr.
CHAMPAIGN, IL 61822

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A DEVELOPMENT BY:



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PROPERTY OVERVIEW

This flex warehouse was built in 2018 and consists of 50,400 SF that was designed to consist of six (6) 6,000 SF Suites and two (2) 7,200 SF Suites. This precast flex warehouse sits on 4.16 acres and feature 20' clear heights, NFPA 13 Wet fire suppression system, and a 6" slab on grade. Currently Suites A/B (14,400 SF) are available for lease and can be demised for well qualified tenants (6,990 SF & 7,410 SF). If demised, Suite A would have 7 offices, conference room, kitchenette, showroom, 2 restroom banks, 2 drive in doors, and a dock door while Suite B would have 2 large open rooms, reception, restroom(s) (to be constructed) and a dock and/or drive in door could be added. The entire space is currently 14,400 SF with roughly 5,275 SF of that being office space. The warehouse currently has 2 - 12'w x 14't Drive in Doors and 1- 10' x 10' Dock high Door with a 40,000 lb mechanical levelers and 3 phase 400A/208v service. An illuminated multitenant sign is available for tenant use as well as building signage. The property is within the Champaign enterprise zone.

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. Prism Flex was the first warehouse building 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 | \$8.25/SF NNN |
| Space Available | 6,990 SF – 14,400 SF Available 7/1/25 |
| Overall Building Size | 50,400 SF |
| Zoning | I-1, Light Industrial |
| Year Built | 2018 |
| NNN Est. | \$4.00/SF - 2025 |



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BUILDING SPECIFICS



| | |
|----------------------|---|
| Building Size | 50,400 SF |
| Available Space | 6,990 SF – 14,400 SF Available 7/1/25 |
| Office Space | Suite A: 3,705 SF Suite B: 1,570 SF |
| Slab Thickness | 6" |
| Drive-in-Doors | Suite A: 2 - (12'w x 14't) Suite B: None- Could be Added |
| Dock High Doors | Suite A: 1 – 9'w Suite B: None- Could be Added |
| Clear Ceiling Height | 20' |
| Column Spacing | 60' |
| HVAC | Full in Office Heat in Warehouse |
| Sprinkled | Yes-NFPA 13 |
| Power | 400 AMP 208 V 3-Phase per Bay |
| Utilities | IAWC Ameren Fiber |
| Rail | No |
| Heating | Gas fired |
| Parking | 105 Spaces 2:1,000 SF |
| Interstate Access | Within 1 mile: I-57, Within 3 miles: I-74, & I-72 |

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TAG
THE ATKINS GROUP

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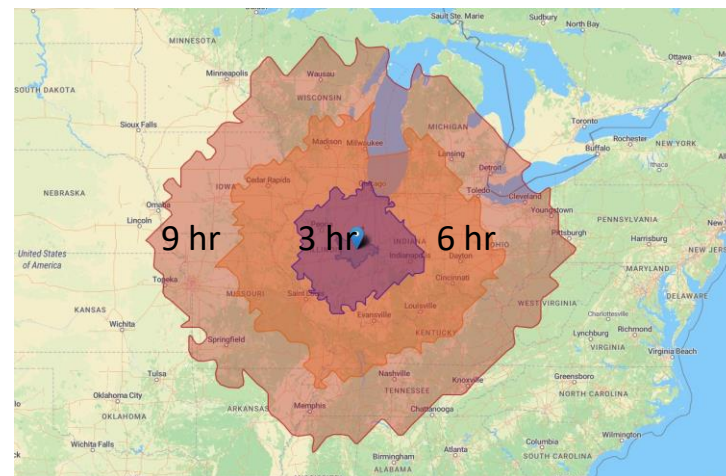
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PROPERTY HIGHLIGHTS

- Class-A Facility
- Flex Warehouse Space
- NFPA 13 Sprinkler System
- 100± Parking Spaces
- 6" Interior Slab
- Interstate Access w/in 1 mile
- Precast Construction

DEMOGRAPHICS

| POPULATION | 3-MILES | 5-MILES | 10-MILES |
|-----------------------------|----------|----------|-----------|
| 2020 Population (Census) | 40,234 | 116,653 | 167,244 |
| 2024 Population | 40,134 | 117,465 | 168,324 |
| 2029 Population (Projected) | 39,933 | 117,758 | 168,837 |
| HOUSHOLDS | 3-MILES | 5-MILES | 10-MILES |
| 2020 Households (Census) | 19,351 | 48,320 | 69,000 |
| 2024 Households | 19,531 | 49,196 | 70,346 |
| 2029 Households (Projected) | 19,830 | 50,350 | 72,004 |
| INCOME | 3-MILES | 5-MILES | 10-MILES |
| 2024 Median HH Income | \$60,360 | \$57,339 | \$69,595 |
| 2024 Avg. HH Income | \$89,875 | \$89,786 | \$107,045 |
| 2024 Per Capita Income | \$44,173 | \$38,694 | \$45,789 |



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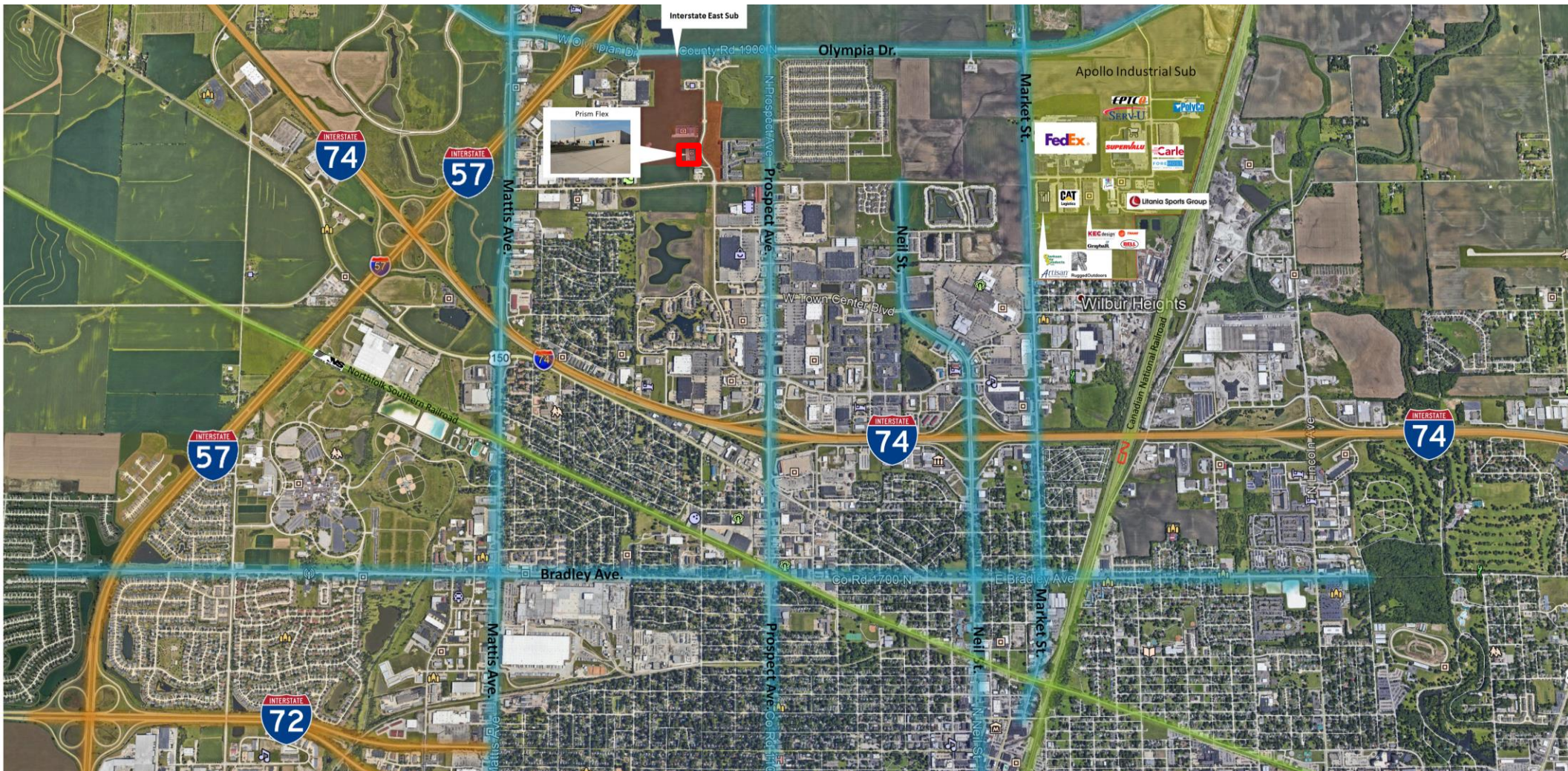


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AERIAL MAP- Champaign, IL



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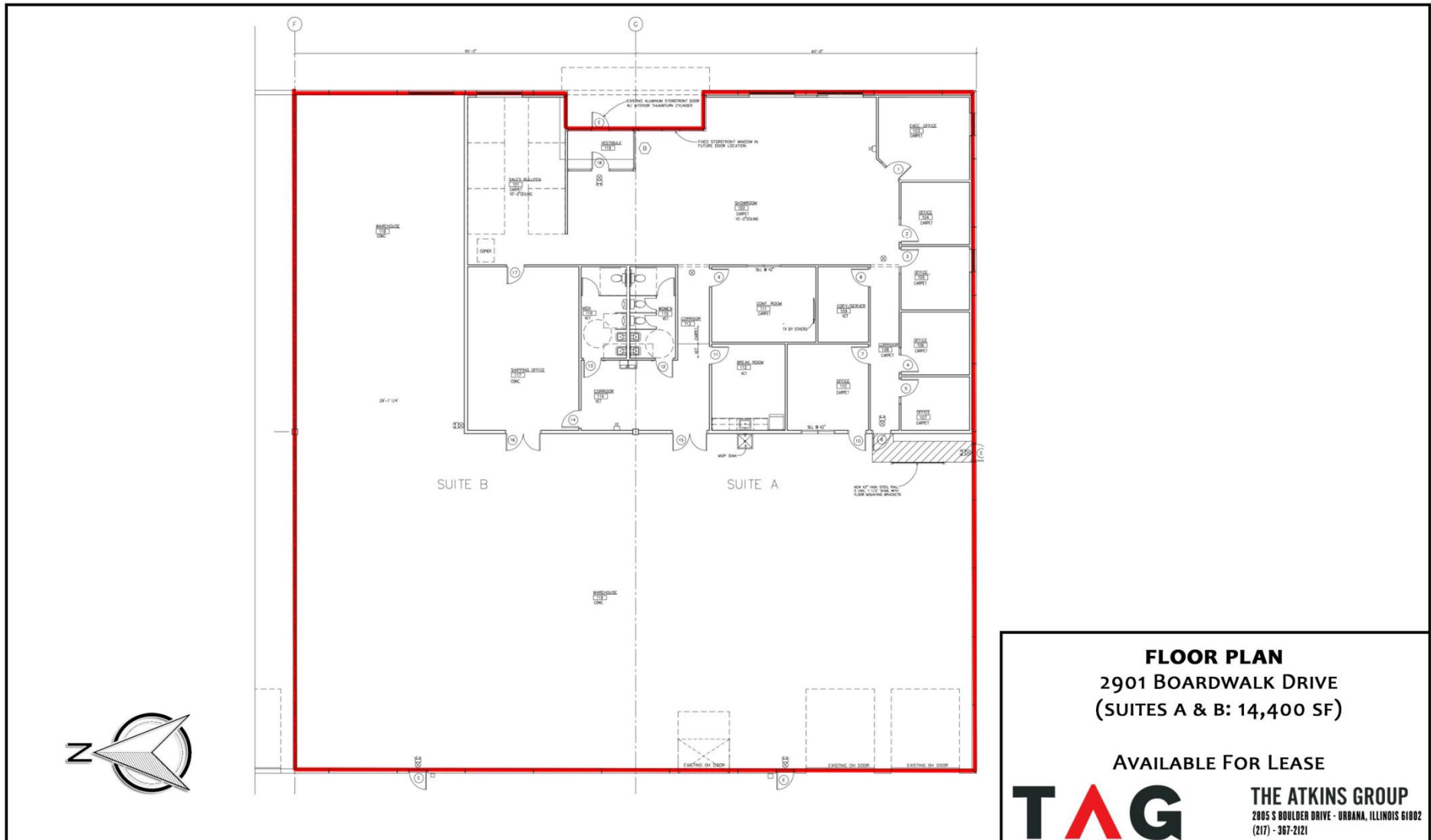


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FLOOR PLAN



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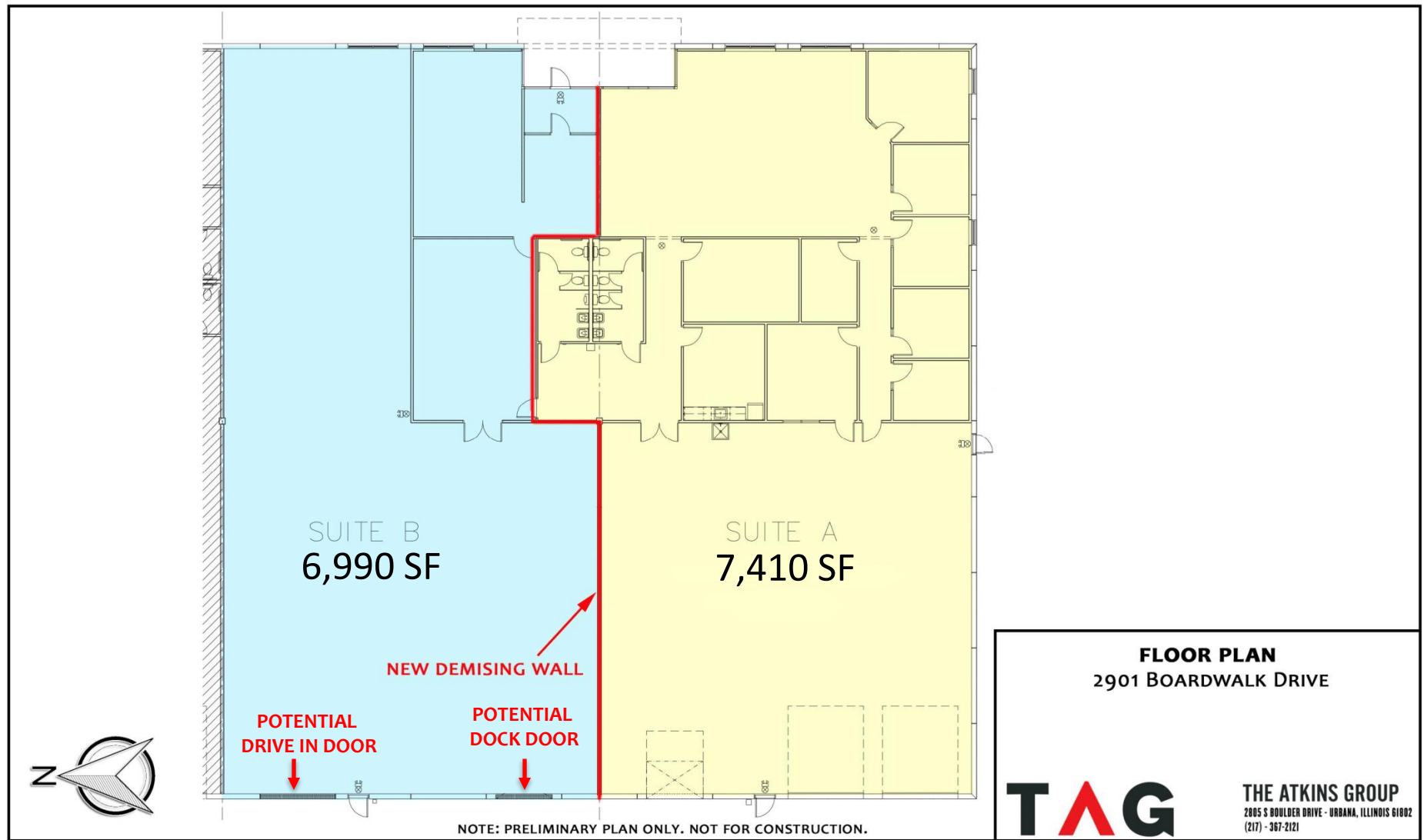


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FLOOR PLAN- Proposed Demise



FLOOR PLAN
2901 BOARDWALK DRIVE



THE ATKINS GROUP
2805 S BOULDER DRIVE - URBANA, ILLINOIS 61002
(217) - 367-2121

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