

DISCOVERY WAREHOUSE



CLASS-A INDUSTRIAL BUILDING FOR LEASE

3201 Apollo Dr.
CHAMPAIGN, IL 61822



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A DEVELOPMENT BY:



DISCOVERY WAREHOUSE

PROPERTY OVERVIEW

The entire warehouse is 62,400 SF and can be expanded up to 109,200 SF (46,800 SF Expansion). The building is currently demised into three units, Bays 1 – 3, Bay 4, and Bays 5-6. Bays 1 – 3 consists of 30,102 SF with 20,702 SF of warehouse space and 5,786 SF of low-bay/office space that is currently leased. Bay 4 consists of 9,968 SF with approx. 9,200 SF of warehouse space and 750 SF of low-bay office space that is currently built out with 4 offices and a restroom. Bay 4 is available starting January 1, 2022. Bays 5 – 6 consist of 20,952 SF with 17,088 SF of warehouse space and 3,864 SF (17.5%) of low-bay/office space. The entire warehouse space (52,000 SF) features 28' clear heights, 6 dock high doors, 1 drive in door (potential to add more doors), approx. 40' x 44' column spacing, and has a generator and back up power system. The low-bay/office (10,400 SF total) area is currently set up with multiple offices, customer service counter, vestibules, large open area, full HVAC, and has a 14' ceilings. The facility is fully sprinkled with an ESFR system, has a warehouse ventilation system, and an 8" interior slab. Currently each tenant pays roughly \$0.62/SF for their share of the utilities. The Landlord is prepared to retrofit premises to accommodate user as well as expand the building to the north with 3 acres available. The warehouse has connectivity to the UC2B fiber ring.

Subject property is located just 2 miles south of Interstate 57 and within 3 miles of Interstate 74 & Interstate 72. Viking Warehouse is part of the Apollo Subdivision Industrial park. Since its beginning in 1996, Apollo Subdivision has become the premier industrial park in Champaign County. Encompassing over 500 acres of land along the Canadian National Railroad line in north Champaign, the park is home to over 25 businesses and approximately 1,400 employees. Apollo industrial park features companies like FedEx Ground, Caterpillar, Litania/Gill/Porter, KEC Design, ServU, W Newell & Sons, Flooring Surfaces, Obiter Research, Graybar and Trane, Clarkson Soy Products, AFD Solutions, and Rugged Outdoors. 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).

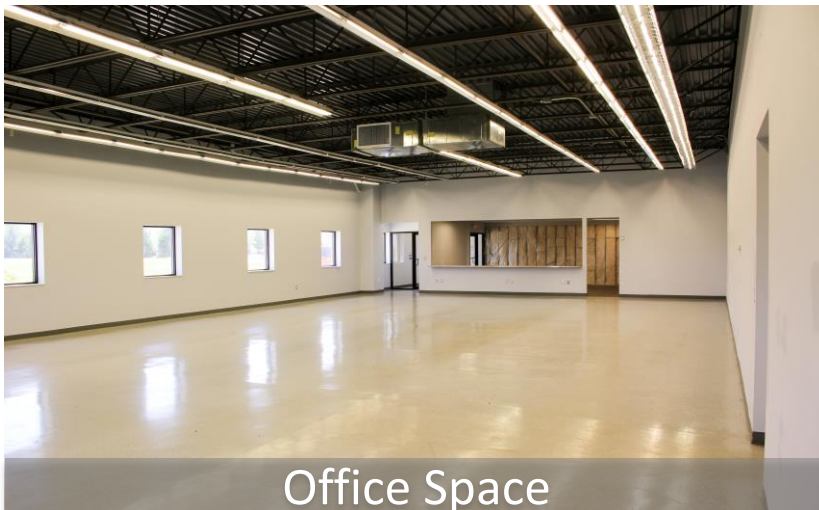
OVERVIEW

Lease Price	Bay 4: \$5.20/SF NNN
Space Available	9,968 SF Available 1/1/22
Building Size	62,400 SF (Expandable)
Zoning	I-2, Heavy Industrial
Year Built	2007
NNN est.	\$2.21/SF -2020



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BUILDING SPECIFICS



Building Size	62,400 SF
Available Space	Bay 4: 9,968 SF (1/1/22)
Office Space	750± SF
Warehouse Space	9,468 SF
Drive-in-Doors	None
Dock High Doors	1
Clear Ceiling Height	28'
Column Spacing	40' x 44'
HVAC	Heat in Warehouse
Sprinkled	Yes-ESFR System
Power	1200 AMP 208 V 3-Phase
Generator	Not in available bay
Rail	No
Heating	Gas fired
Parking	93 Spaces
Interstate Access	Within 2 miles

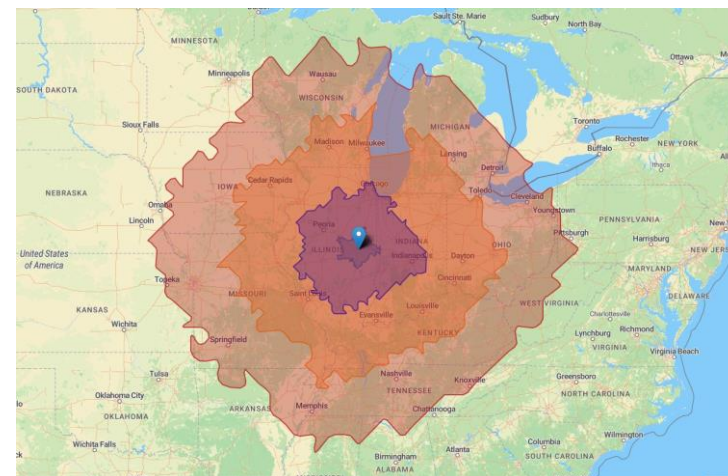
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PROPERTY HIGHLIGHTS

- Class-A Facility
- Office/Warehouse Space
- ESFR Sprinkler System
- 60 Parking Spaces
- 8" Interior Slab
- Interstate Access w/in 2 miles
- Tilt-Up Construction
- Built in 2007

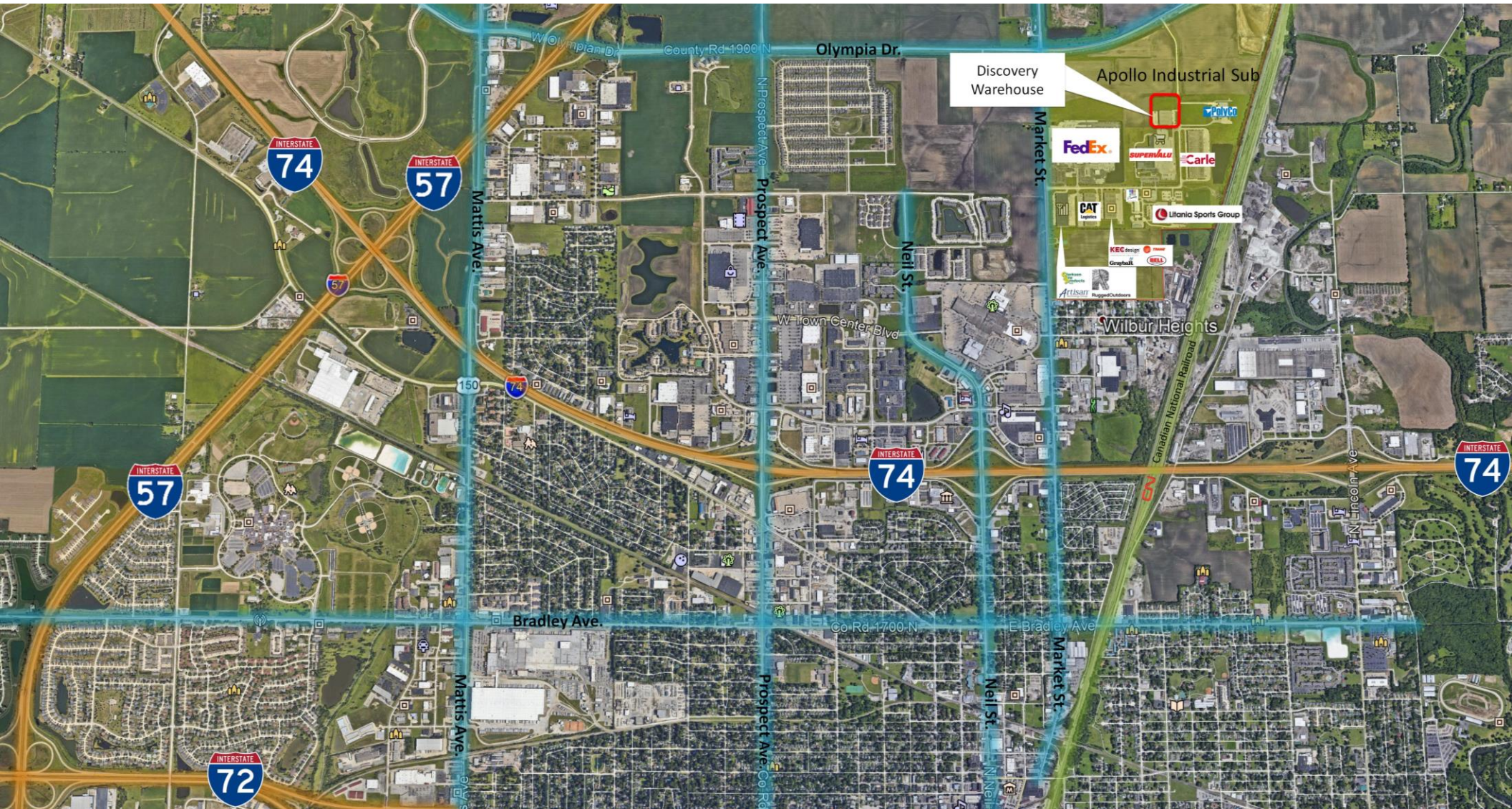
DEMOGRAPHICS

POPULATION	3-MILES	5-MILES	10-MILES
2010 Population (Census)	56,795	123,589	158,824
2019 Population	62,679	131,577	171,312
2024 Population (Projected)	65,740	136,083	177,970
HOUSHOLDS	3-MILES	5-MILES	10-MILES
2010 Households (Census)	24,183	50,097	64,332
2019 Households	26,830	53,651	69,771
2024 Households (Projected)	28,252	55,717	72,721
INCOME	3-MILES	5-MILES	10-MILES
2019 Median HH Income	\$26,315	\$43,398	\$53,685
2019 Avg. HH Income	\$46,407	\$69,828	\$86,136
2019 Per Capita Income	\$20,229	\$28,906	\$35,322



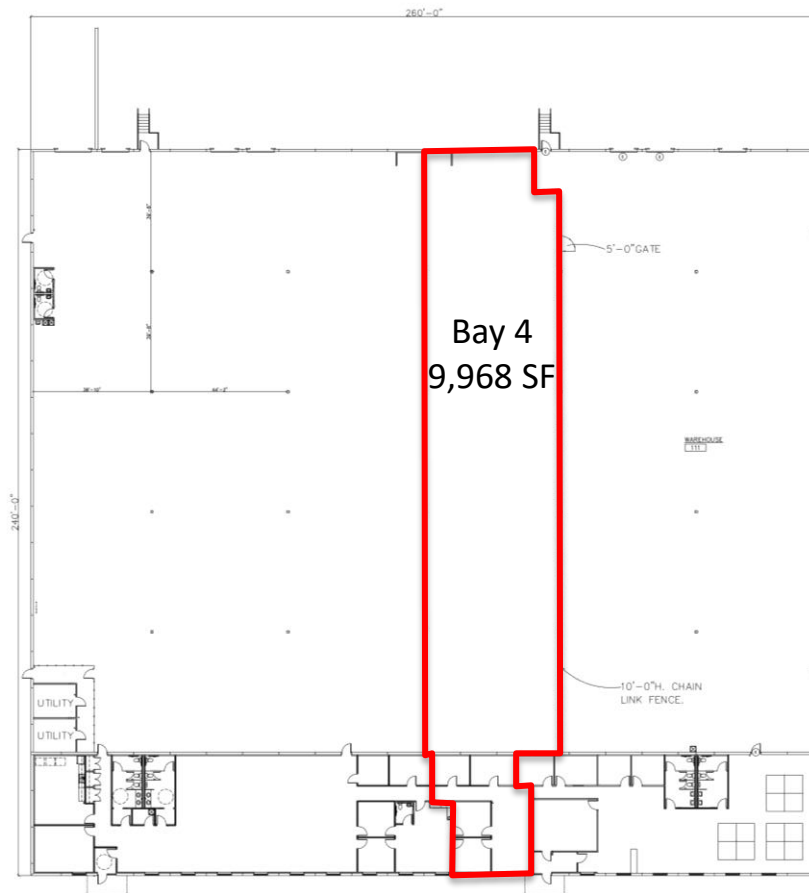
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AERIAL MAP



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FLOOR PLAN



FLOOR PLAN
SCALE: 1/16"=1'-0"

General Notes

Seal Expires 11-30-18

Signature Title

No.	Revision/Issue	Date

Print Name and Address

The Atkins Group
2805 S Boulder Drive
URBANA, ILLINOIS 61802
(217) 367-2121 www.atkinsgroup.com

Print Name and Address

3201 Apollo Drive
DISCOVERY WAREHOUSE
CHAMPAIGN, IL

Project	Sheet
Date	5/18/20
Drawn	

DISCOVERY WAREHOUSE



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.

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CONTACT INFORMATION



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