

# ATKINS 150 WAREHOUSE



2309 W. Bloomington Rd.  
CHAMPAIGN, IL 61822



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A DEVELOPMENT BY:





# ATKINS 150 WAREHOUSE

## PROPERTY OVERVIEW

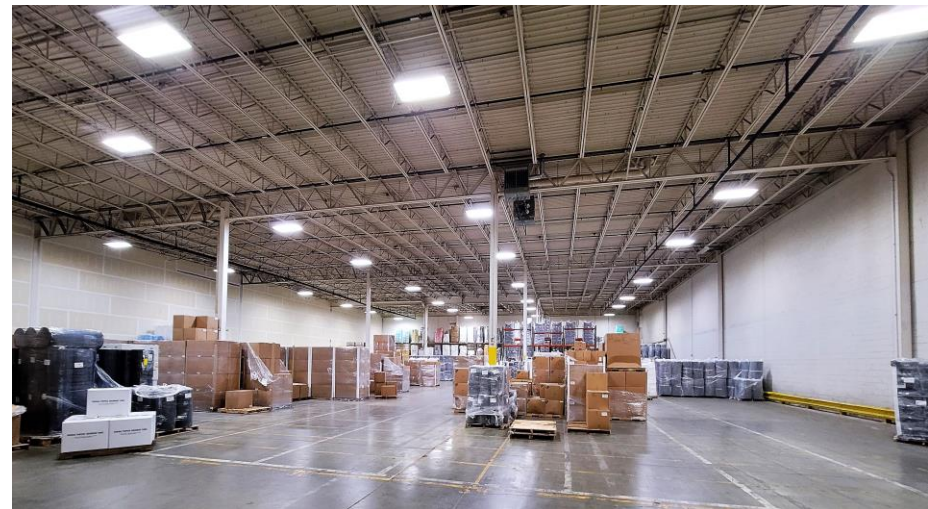
The main warehouse is a 583,000 SF Industrial Building that is part of a 62 acre industrial campus that also features a 25,000sf vehicle maintenance facility, rail spur with active service from Norfolk Southern, and ample parking space for tractor trailers and employees. Sprinkler system features a primary pump and backup pump. The entire roof was recently replaced. The property is located just outside the City of Champaign municipal boundary.

Currently, Suite I – L are available for lease in the Atkins 150 Warehouse. Suite I – L consist of 28,590 SF with roughly 80 SF of office space (shipping office) and 28,340 SF of warehouse space. The warehouse consist of two sections (I & L). Suite I is the loading dock area consisting of 6,509 SF and has 16' clear heights, the shipping office, restroom and breakroom/kitchenette. Suite L is attached via 4 overhead pass through doors and consists of 21,831 SF and has 27' clear heights, 35' x 35' column spacing, and LED lighting. The suites have an ESFR sprinkler, 400 Amp 280v 3-Phase power and separated electric/gas. Landlord is prepared to retrofit premises to accommodate qualified tenants.

Subject property is located 2 miles from Interstate 74, 2 miles from Interstate 57, and 2 miles from 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).

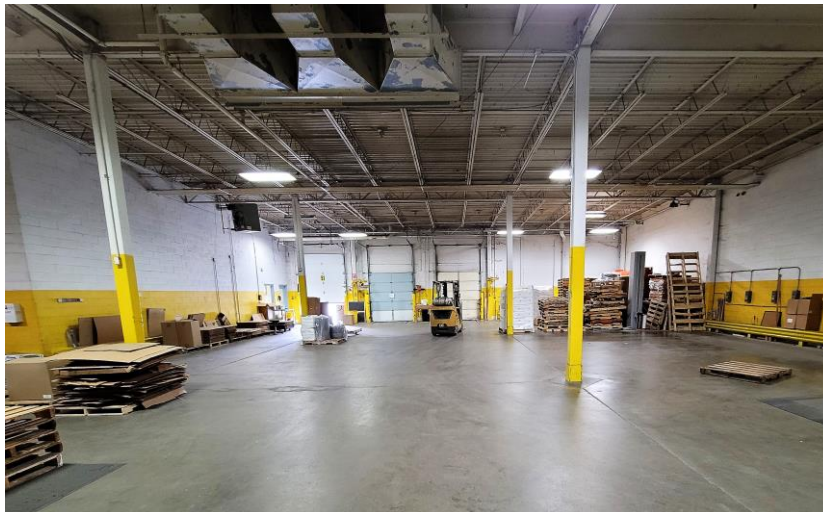
## OVERVIEW

Suite	I-L
Lease Price	\$6.00/SF Gross
Space Available	28,590 SF <b>Available 3/1/22</b>
Building Size	583,000 SF
Zoning	I-1, Light Industrial
Year Built	1978



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## BUILDING SPECIFICS



Building Size	583,000 SF
Available Space	24,590 SF
Office Space	80 SF
Warehouse Space	28,340 SF
Drive-in-Doors	0
Dock High Doors	3
Clear Ceiling Height	16' - 27'
Column Spacing	35' x 35'
HVAC	Heat in Warehouse
Sprinkled	Yes-ESFR
Power	400 AMP 280 V 3-Phase
Rail	At site
Heating	Gas fired
Parking	Plenty
Interstate Access	2 miles

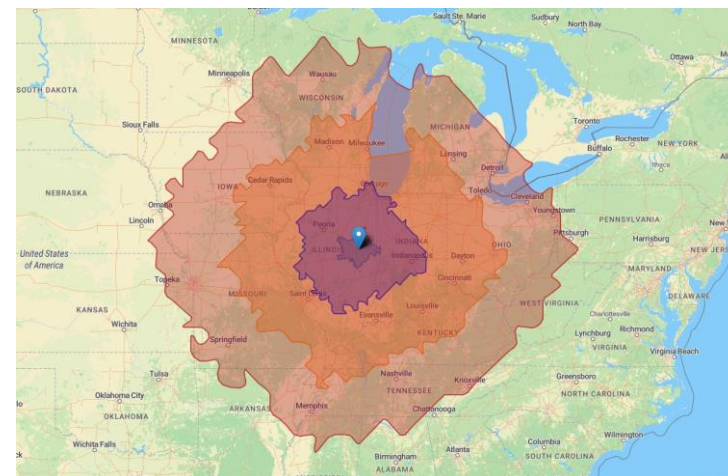
# ATKINS 150 WAREHOUSE

## PROPERTY HIGHLIGHTS

- Office/Warehouse Space
- ESFR Sprinkler System
- Plenty of Parking
- 6" Interior Slab
- Interstate Access w/in 2 miles

## DEMOGRAPHICS

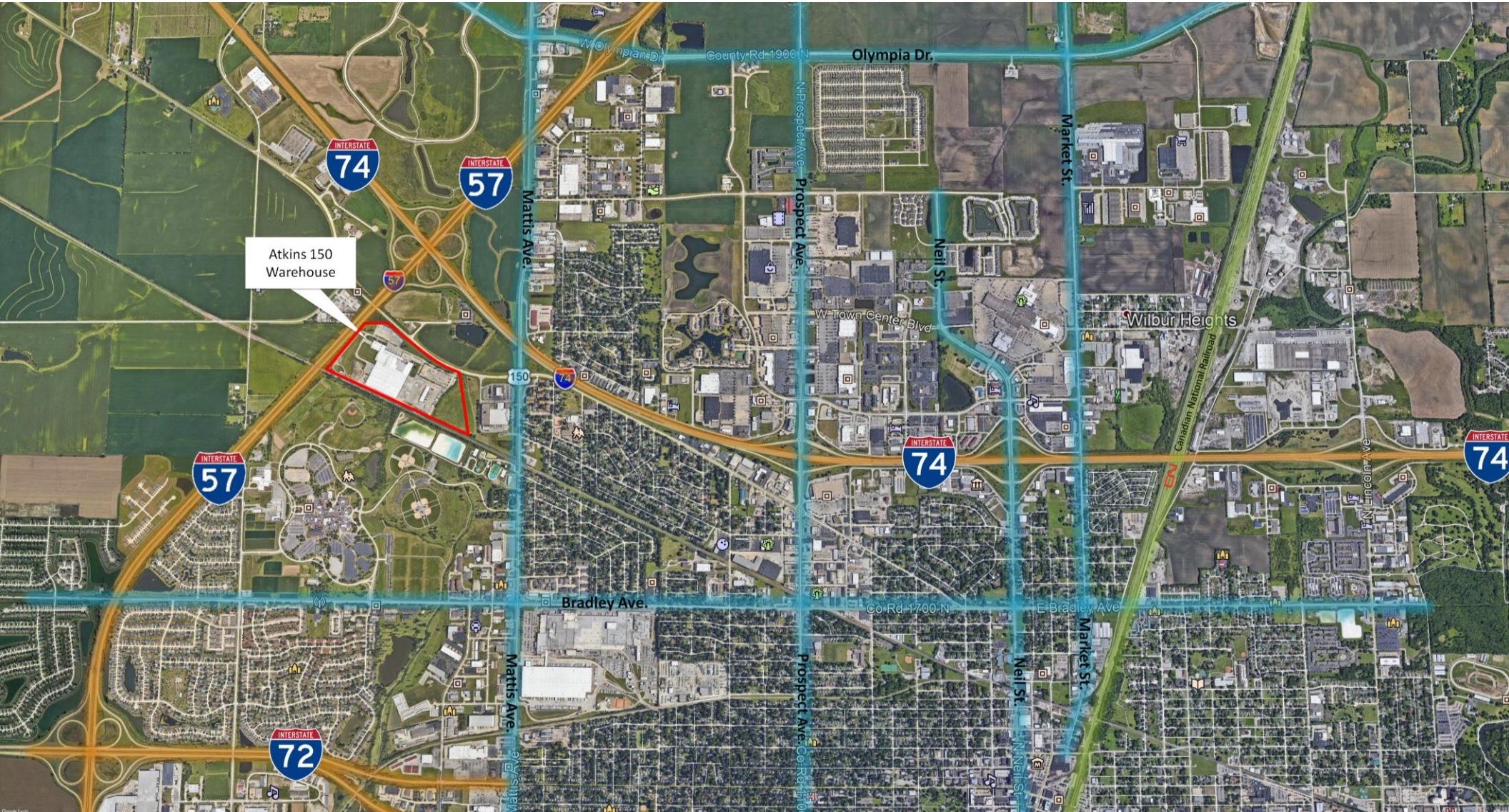
POPULATION	3-MILES	5-MILES	10-MILES
2010 Population (Census)	56,795	123,589	158,824
2019 Population	62,679	131,577	171,312
2024 Population (Projected)	65,740	136,083	177,970
HOUSHOLDS	3-MILES	5-MILES	10-MILES
2010 Households (Census)	24,183	50,097	64,332
2019 Households	26,830	53,651	69,771
2024 Households (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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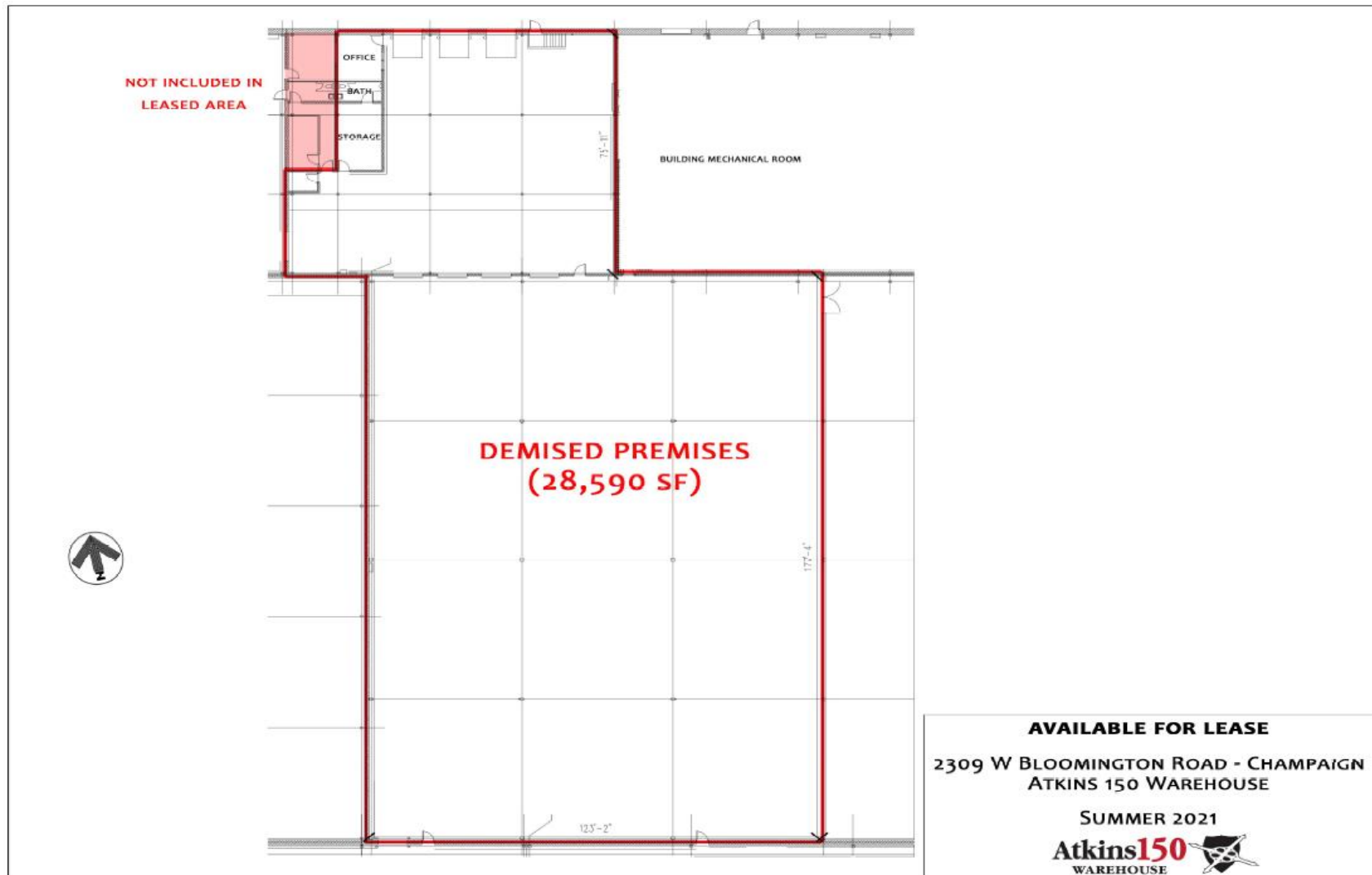
## AERIAL MAP





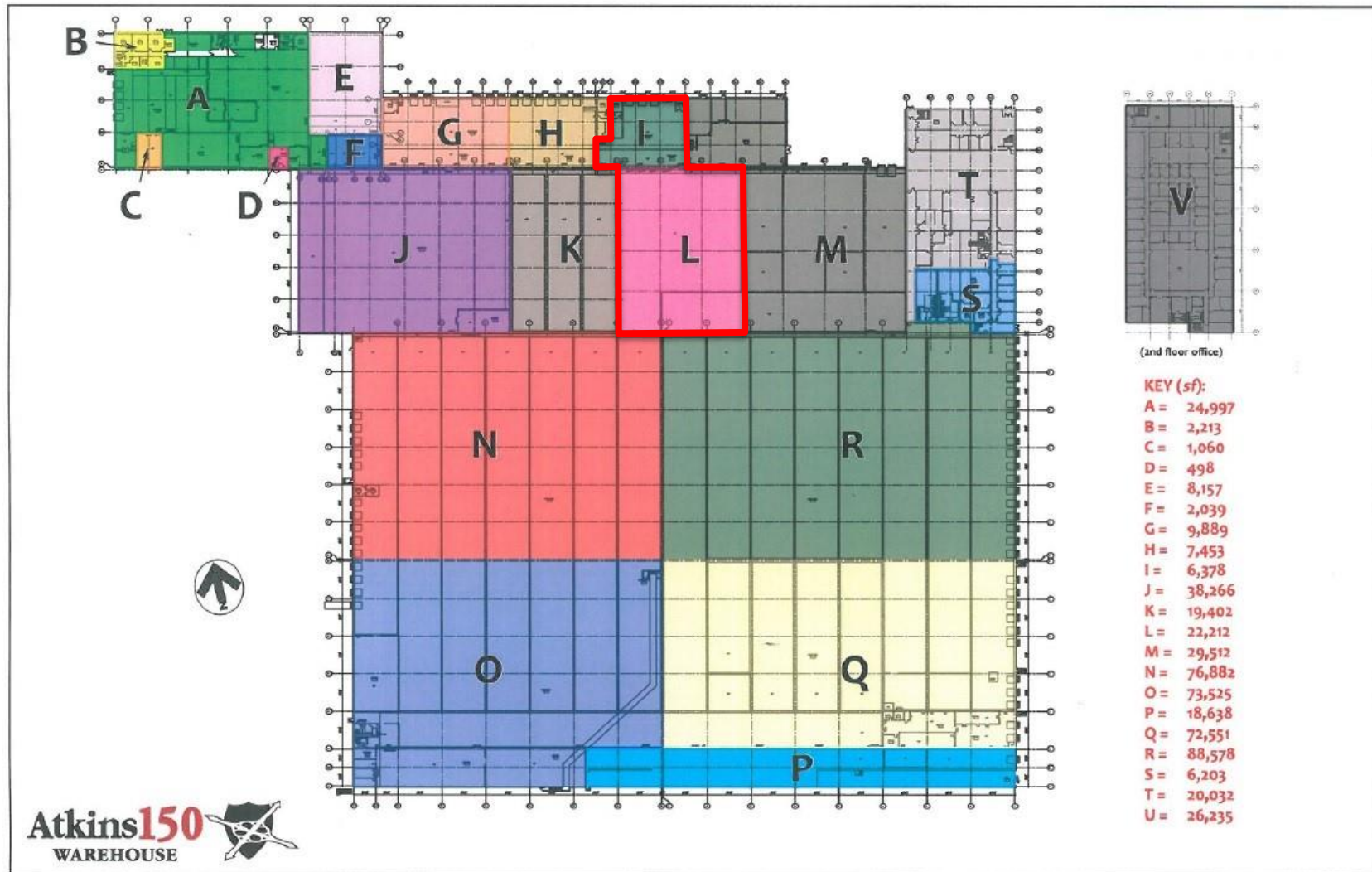
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## FLOOR PLAN



# ATKINS 150 WAREHOUSE

## BUILDING PLAN



# ATKINS 150 WAREHOUSE



## DEVELOPER – THE ATKINS GROUP

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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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