



BURCH KISER REAL ESTATE, LLC

Commercial & Industrial Real Estate
Brokerage / Management Services
www.jamesburch.com

Champaign Titan Warehouse

Property For: **Lease**



Sister Bldg.
Interior View



DESCRIPTION

Titan Warehouse
101 Mercury Dr.
Champaign, IL

Titan Warehouse is located in the fast growing Apollo Subdivision in northern Champaign. The location has excellent interstate access to I-57, I-74 and I-72. Other businesses located in Apollo Subdivision include, Fed Ex Ground, Supervalu (W. Newel), Hobbico, Gill Sports, Porter Athletic, Artisan Scientific, Flooring Surfaces, Strategic Mailing and Marketing, Obiter Research, and others.

See reverse side of brochure for a site plan and layout.



SPECIFICATIONS

Located in an **Enterprise Zone** with excellent interstate access.

NOW LEASING, Available November 2010

- LOCATION:** 101 Mercury Drive, Champaign, IL
Lot 103R of Apollo Subdivision
- BUILDING SIZE:** 131,000 Sq. Ft. (624' x 210')
To be leased in increments of 2 bays (20,160 sq. ft.) minimum.
- CONSTRUCTION:** Pre-cast concrete
- BAYS:** 48' x 210'
- CEILING HEIGHT:** 30' Clearance
- FIRE SYSTEM:** ESFR Class 1-4 Commodity. Group A & B Plastics.
- DOCK DOORS:** (1) per bay
- DRIVE- IN DOORS:** (5) 14' high overhead doors
- ZONED:** Light Industrial (City of Champaign)
- ELECTRIC:** 208 Volt 3 Phase
- PRICING:** \$4.00 per Sq. Ft. NNN
NNN Estimate 2010: \$0.963 per Sq. Ft.

MORE INFORMATION?

For additional information, please contact James Burch or John Kiser at **217-359-8333**. Burch Kiser Real Estate is the agent for, and therefore represents, the Lessor.

