



**JAMES BURCH**

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

# Champaign Atkins 150 Subdivision

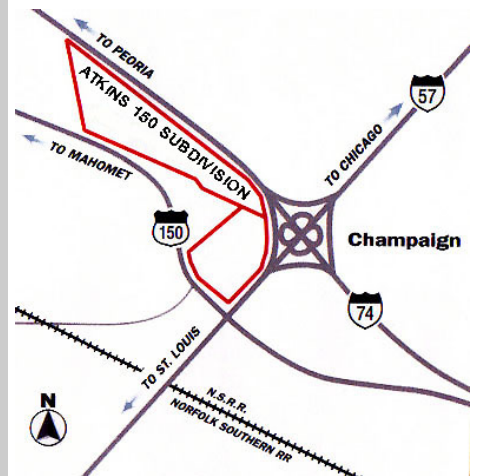
Property For: **Sale / Lease / Build to Suit**



## ATKINS WEST SUBDIVISION

## LOCATION MAP

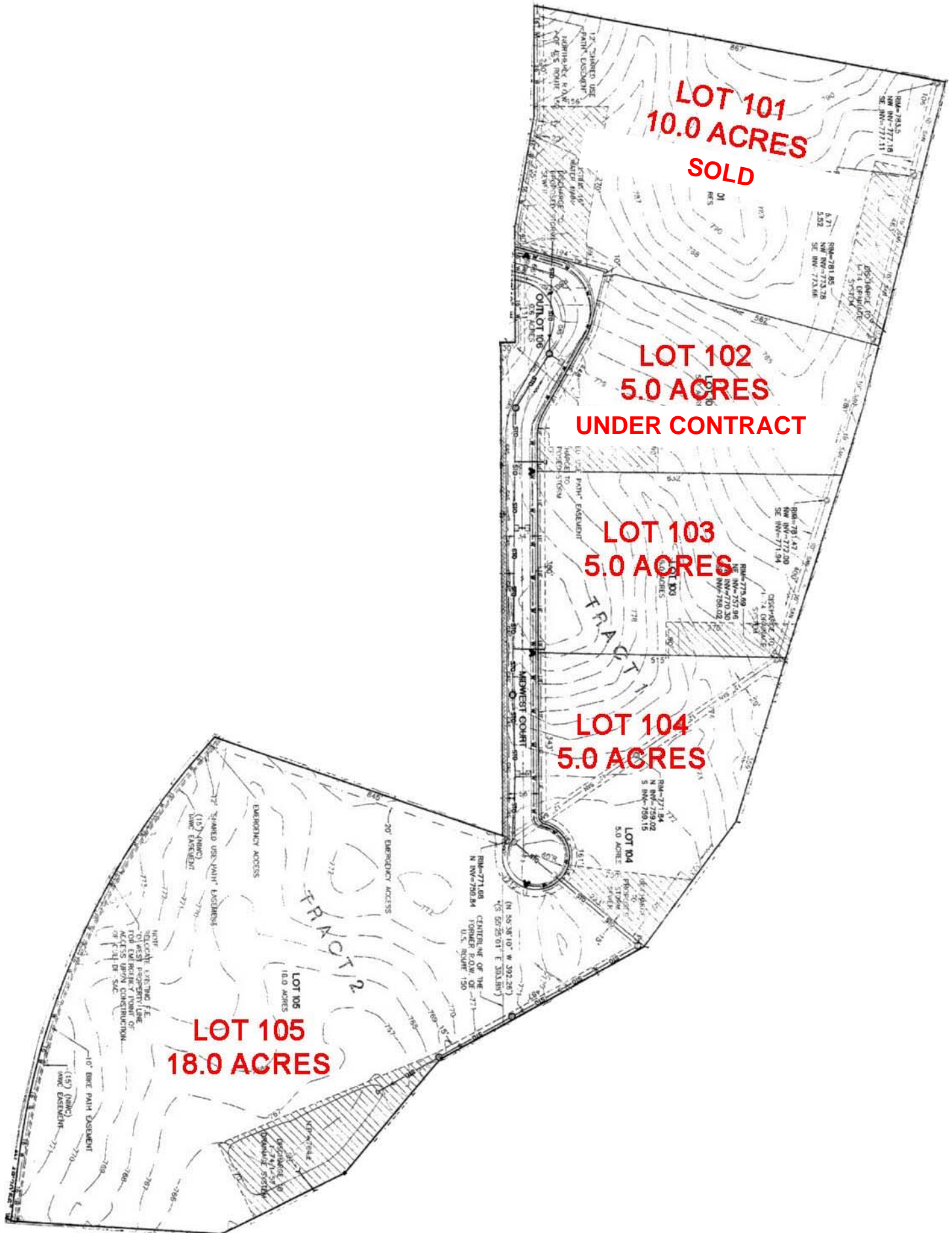
Atkins 150 Subdivision is a 175-acre industrial park located directly on U.S. Route 150 with highway frontage along I-57 and I-74. The subdivision is the catalyst of a development growth corridor on the west edge of Champaign. Rockwell International opened their 170,000 sq. ft. Allen-Bradley distribution center in 1996 on Lot 102. The subdivision enjoys excellent transportation with three interstate systems (I-57, I-74 and I-72) readily available. Utilities are extended to the subdivision and the entire property is zoned for light industrial and office park development. The property is eligible for enterprise zone incentives.



Lot	Size (acre)	Price (per acre)	Zoned
101		SOLD	IBP
102		UNDER CONTRACT	IBP
103	5.0	\$96,000	IBP
104	5.0	\$90,000	IBP
105	18.0	\$84,000	IBP

### MORE INFORMATION?

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



**LOT 101**  
**10.0 ACRES**  
**SOLD**

**LOT 102**  
**5.0 ACRES**  
**UNDER CONTRACT**

**LOT 103**  
**5.0 ACRES**

**LOT 104**  
**5.0 ACRES**

**LOT 105**  
**18.0 ACRES**