



JAMES BURCH

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

Champaign Atkins 150 Subdivision

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

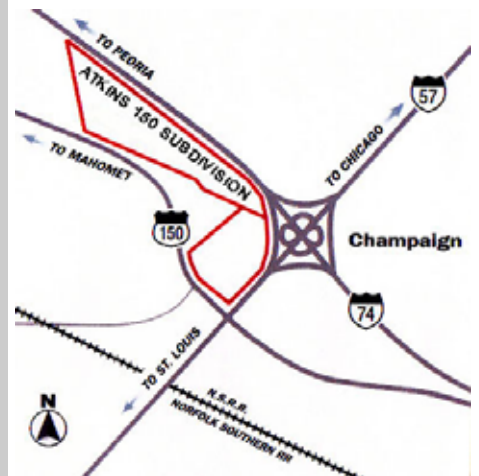


LOT BOUNDARIES PICTURED ARE NOT EXACT. SEE ATTACHED PRELIMINARY PLAT FOR ACURATE BOUNDARIES.

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	UNDER CONTRACT		IBP
102	5.0	\$98,000	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.

