



# JAMES BURCH

Commercial & Industrial Real Estate  
Brokerage / Management Services  
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# Champaign Viking Warehouse

Property For: **Sale/Lease/Build-to-suit**



## DESCRIPTION

## SPECIFICATIONS

Located in the expanding northern portion of Champaign, Illinois, the Apollo Subdivision is a 150-acre industrial park situated within a 370-acre parcel zoned for industrial development. FDX, Inc., the result of recently merged Federal Express Inc. and Caliber Systems Inc., built a new 165,000 sq. ft. RPS hub on Lot 102 that opened in June 1999. Mercury Warehouse was erected in 1998 and is currently being leased to multiple tenants. Apollo Warehouse was completed in 1999 and is leased to multiple tenants. The park enjoys excellent transportation with three interstate systems (I-57, I-72 and I-74) readily available. Rail service is available from Illinois Central Gulf Railroad (ICGRR). All utilities and zoning are secured at the subdivision and the property is eligible for enterprise zone activities.

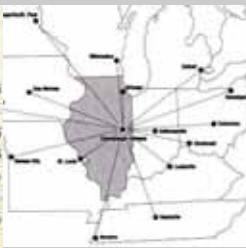
### NOW LEASING

<b>LOCATION:</b>	3002 Apollo Drive, Champaign, IL
<b>BUILDING SIZE:</b>	251,760 Sq. Ft.
<b>AVAILABLE SPACE:</b>	57,100 Sq. Ft., divisible
<b>CONSTRUCTION:</b>	Pre-cast concrete
<b>BAYS:</b>	41' x 280'
<b>CEILING HEIGHT:</b>	30'
<b>FIRE SYSTEM:</b>	ESFR Class 1-4 Commodity. Group A & B Plastics.
<b>DOCK HIGH DOORS:</b>	(2) per 11,480 Sq. Ft. bay
<b>DRIVE-IN DOORS:</b>	(4) 14' high overhead doors
<b>ZONED:</b>	Light Industrial (City of Champaign)
<b>ELECTRIC:</b>	208 Volt 3 Phase
<b>PRICING:</b>	\$3.95/sq. ft. NNN

### CENTRALLY LOCATED

#### Distances from Champaign-Urbana in Miles.

Chicago.....	136	Louisville.....	226
Cincinnati.....	224	Memphis.....	394
Cleveland.....	438	Milwaukee.....	223
Columbus.....	289	Minneapolis/St. Paul.....	518
Des Moines.....	356	Nashville.....	414
Detroit.....	398	Omaha.....	484
Indianapolis.....	120	St. Louis.....	165
Kansas City.....	396		



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

### 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.