

# TITAN WAREHOUSE



COLDWELL BANKER  
**COMMERCIAL**  
DEVONSHIRE  
REALTY



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THE ATKINS GROUP



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# TITAN WAREHOUSE

## PROPERTY OVERVIEW

The entire warehouse is 131,004 SF consisting of 13 – 10,080 SF (48' x 210') bays. Currently there is 1 space available for lease, Bays 4 – 7.

**Bays 4 – 7** are available and consist of 38,677 SF of warehouse space. Bays 4 – 7 features 2 restrooms, four DHD's, and two DID.

The facility features; 30' clear height, 48' x 40' column spacing, ESFR sprinkler system, 8" interior slab, and 2,000 A/480V/3 Phase Power. Landlord is prepared to either retrofit premises to accommodate tenants or demise premises for the right user. The warehouse has redundant connectivity to the UC2B fiber ring, Comcast Fiber, and AT&T Fiber.

Subject property is located just 2 miles south of Interstate 57 and within 3 miles of Interstate 74 & Interstate 72. Discovery Warehouse is part of the Apollo Subdivision Industrial park. Since its beginning in 1996, Apollo Subdivision has become the premier industrial park in Champaign County. Encompassing over 500 acres of land along the Canadian National Railroad line in north Champaign, the park is home to over 25 businesses and approximately 1,400 employees. Apollo industrial park features companies like FedEx Ground, Caterpillar, Litania/Gill/Porter, KEC Design, ServU, Carle, FBN, Polyconversions, W Newell & Sons, Flooring Surfaces, Obiter Research, Graybar, Trane, and Clarkson Specialty Lecithins. 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).

## PROPERTY INFORMATION

<b>Lease Price</b>	Bays 4 – 7: \$5.75/SF NNN
<b>Space Available</b>	Bays 4 – 7: 10,080 - 38,677 SF
<b>Building Size</b>	131,004 SF
<b>Zoning</b>	I-2, Heavy Industrial
<b>Year Built</b>	2006
<b>NNN est.</b>	\$2.34/SF -2026



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## BUILDING SPECIFICS



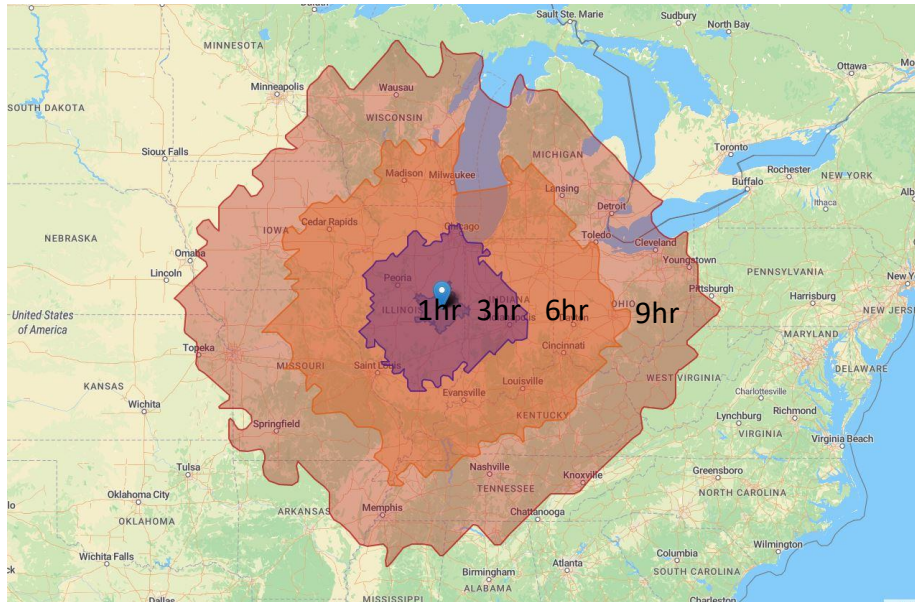
<b>Building Size</b>	131,004 SF
<b>Available Space</b>	Bays 4 – 7: 10,080 - 38,677 SF
<b>Office Space</b>	Bays 4 – 7: None Currently
<b>Warehouse Space</b>	Bays 4 – 7: 38,677 SF
<b>Drive-in-Doors</b>	Bays 4 – 7: 2
<b>Dock High Doors</b>	Bays 4 – 7: 4
<b>Clear Ceiling Height</b>	30'
<b>Column Spacing</b>	40' x 48'
<b>HVAC</b>	Heat in Warehouse, Full HVAC in Office (if applicable)
<b>Sprinkled</b>	Yes-ESFR System
<b>Power</b>	2000 AMP 480 V 3-Phase Building Total
<b>Rail</b>	No
<b>Heating</b>	Gas fired
<b>Parking</b>	93 Spaces
<b>Interstate Access</b>	Within 2 miles

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## DRIVE TIME MAP

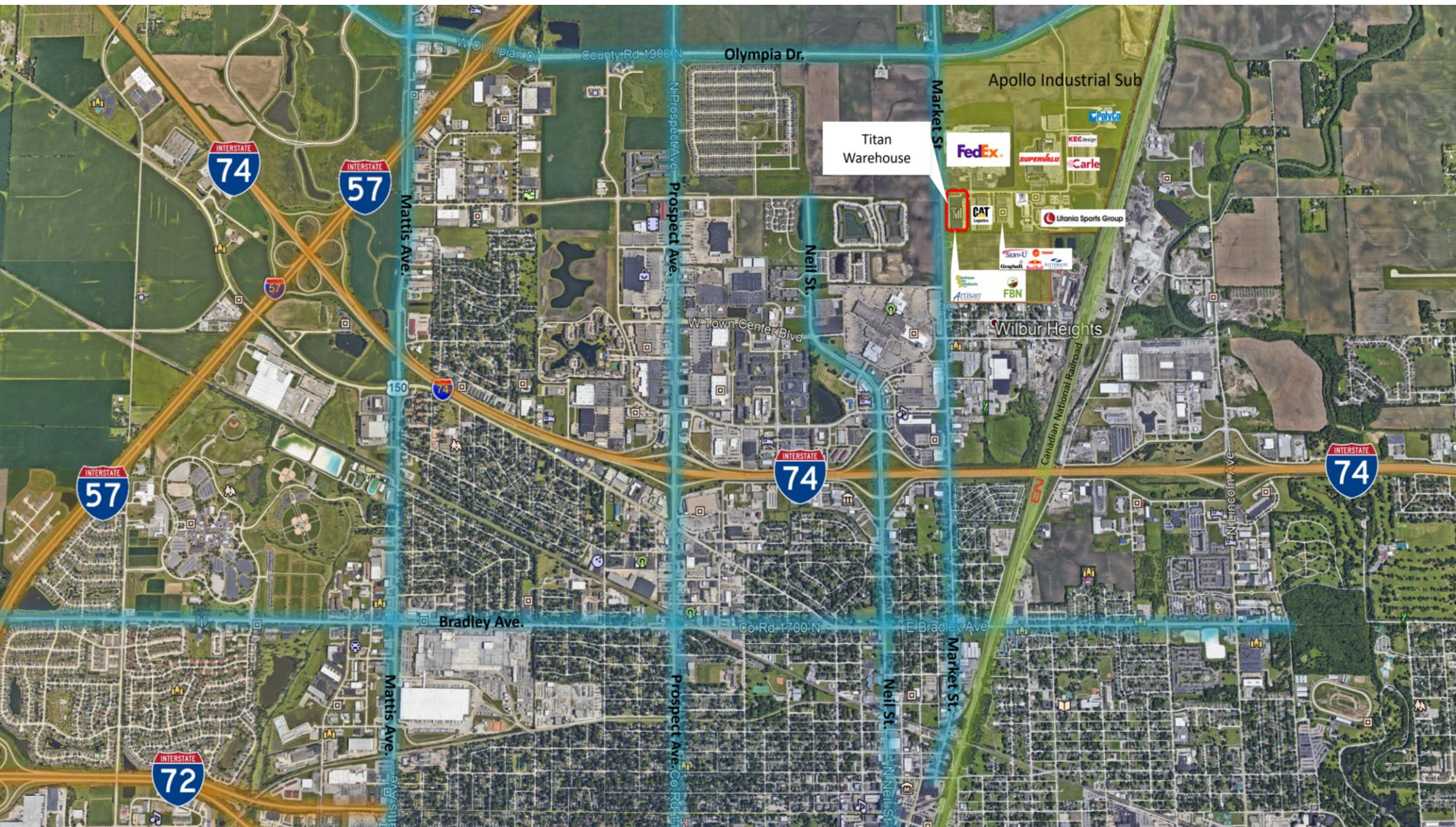


## DEMOGRAPHICS

POPULATION	3-MILES	5-MILES	10-MILES
2020 Population (Census)	60,748	126,244	164,599
2025 Population	62,625	126,429	164,834
2030 Population (Projected)	63,558	126,886	165,325
HOUSHOLDS	3-MILES	5-MILES	10-MILES
2020 Households (Census)	26,996	52,822	68,125
2025 Households	28,679	54,752	70,635
2030 Households (Projected)	29,765	56,188	72,435
INCOME	3-MILES	5-MILES	10-MILES
2025 Median HH Income	\$40,477	\$56,208	\$66,269
2025 Avg. HH Income	\$58,948	\$79,997	\$96,629
2025 Per Capita Income	\$27,477	\$35,550	\$42,370

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## AERIAL

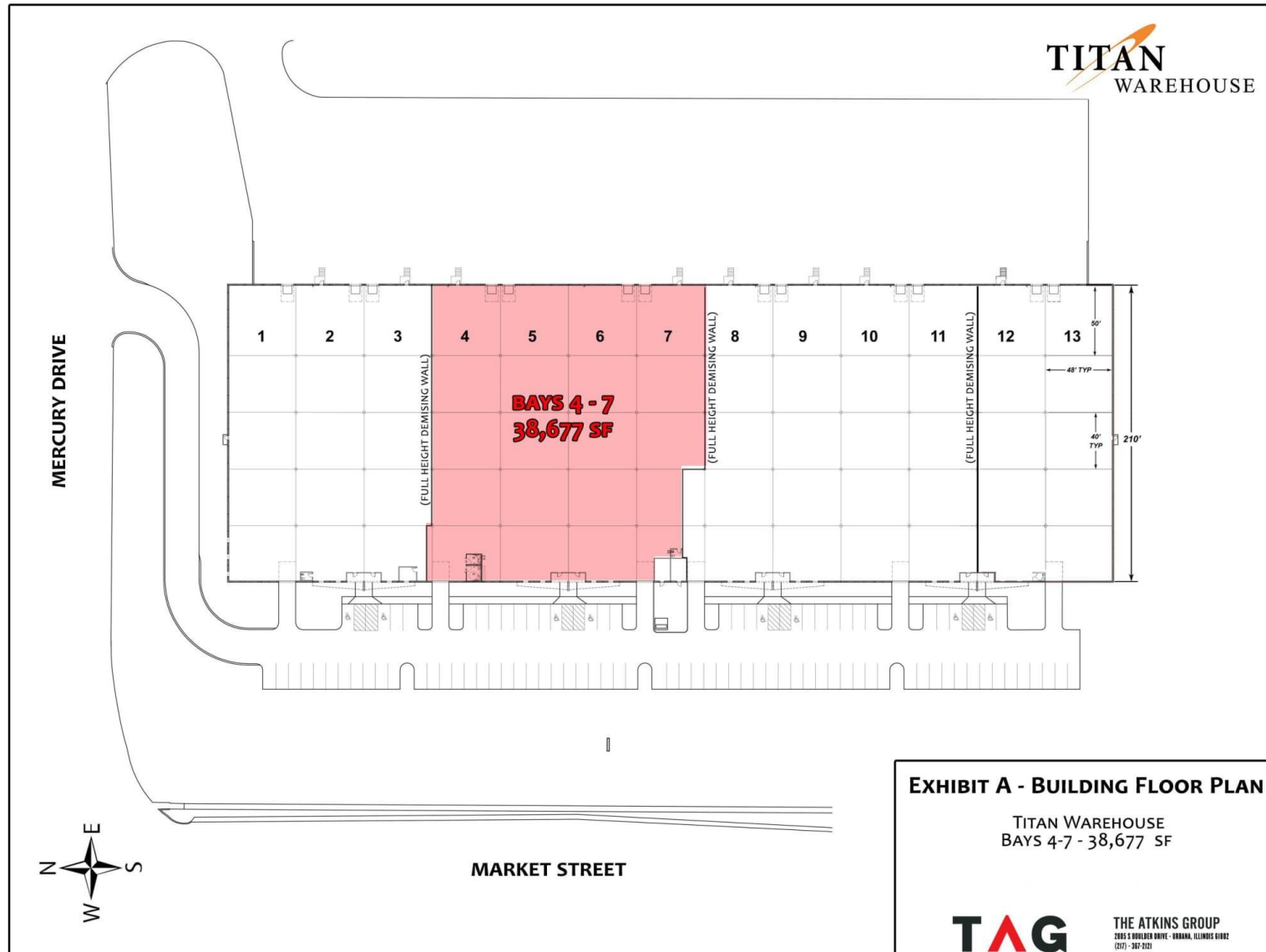


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## FLOOR PLAN – Bays 4 - 7



## 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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## OFFERING HIGHLIGHTS

- Class-A Facility
- Office/Warehouse Space
- ESFR Sprinkler System
- Tilt-Up Construction
- 93 Parking Spaces
- 8" Interior Slab
- Interstate Access w/in 2 miles
- Built in 2006