

PRISM FLEX - SUBLEASE



2901 Boardwalk Dr.
CHAMPAIGN, IL 61822

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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for sublease this flex space located at 2901 Boardwalk Dr., Suites E – H.

2901 Boardwalk Dr. was built in 2018 and consists of 50,400 SF that was designed to consist of six (6) 6,000 SF Suites and two (2) 7,200 SF Suites. This precast flex warehouse sits on 4.16 acres and feature 20' clear heights, NFPA 13 Wet fire suppression system, and a 6" slab on grade.

Suites E - H (23,533 SF) (\$7.50/SF) (Potentially Divisible) are currently available for sublease. The space consists of an office, conference room, restroom bank, with balance being warehouse. The warehouse has 4 - 12'w x 14't Drive in Doors and 4- 10' x 10' Dock high Door with a 40,000 lb mechanical levelers and 3 phase 400A/208v service. Additionally there are warehouse ceiling mounted fans, wall & column fans, tubular radiant heaters by docks, and high-speed drive in doors. An illuminated multitenant sign is available for tenant use as well as building signage. The property is within the Champaign enterprise zone. The sublease currently expires 7/31/2027.

The subject property is located less than 1 mile from Interstate 57 and within 2 miles of Interstate 74 and within 3 miles of Interstate 72. Prism Flex was the first warehouse building in Interstate East Subdivision and adjacent to Interstate Research Park. 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

Address	2901 Boardwalk Dr. Suite E – H
Sublease Price	\$7.50/SF NNN
Space Available	23,533 SF Potentially Divisible Available 30 – 60 Day Notice
Overall Building Size	50,400 SF
Zoning	I-1, Light Industrial
Year Built	2018
NNN Est.	\$4.40/SF - 2026



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BUILDING SPECIFICS



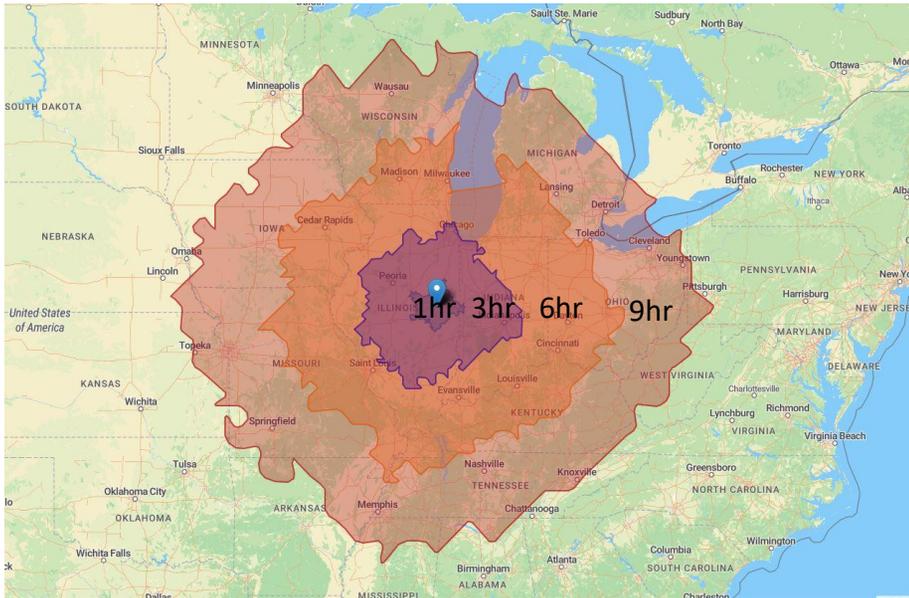
Building Size	50,400 SF
Available Space	23,533 SF Potentially Divisible Available 30 – 60 Day notice
Office Space	Minimal
Slab Thickness	6"
Drive-in-Doors	4 - (12'w x 14't)
Dock High Doors	4
Clear Ceiling Height	20'
Column Spacing	60'
HVAC	Heat in Warehouse
Sprinkled	Yes-NFPA 13
Power	400 AMP 208 V 3-Phase per Bay
Utilities	IAWC Ameren Fiber
Rail	No
Heating	Gas fired
Parking	105 Spaces 2:1,000 SF
Interstate Access	Within 1 mile: I-57, Within 3 miles: I-74, & I-72

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**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

DRIVE TIME MAP

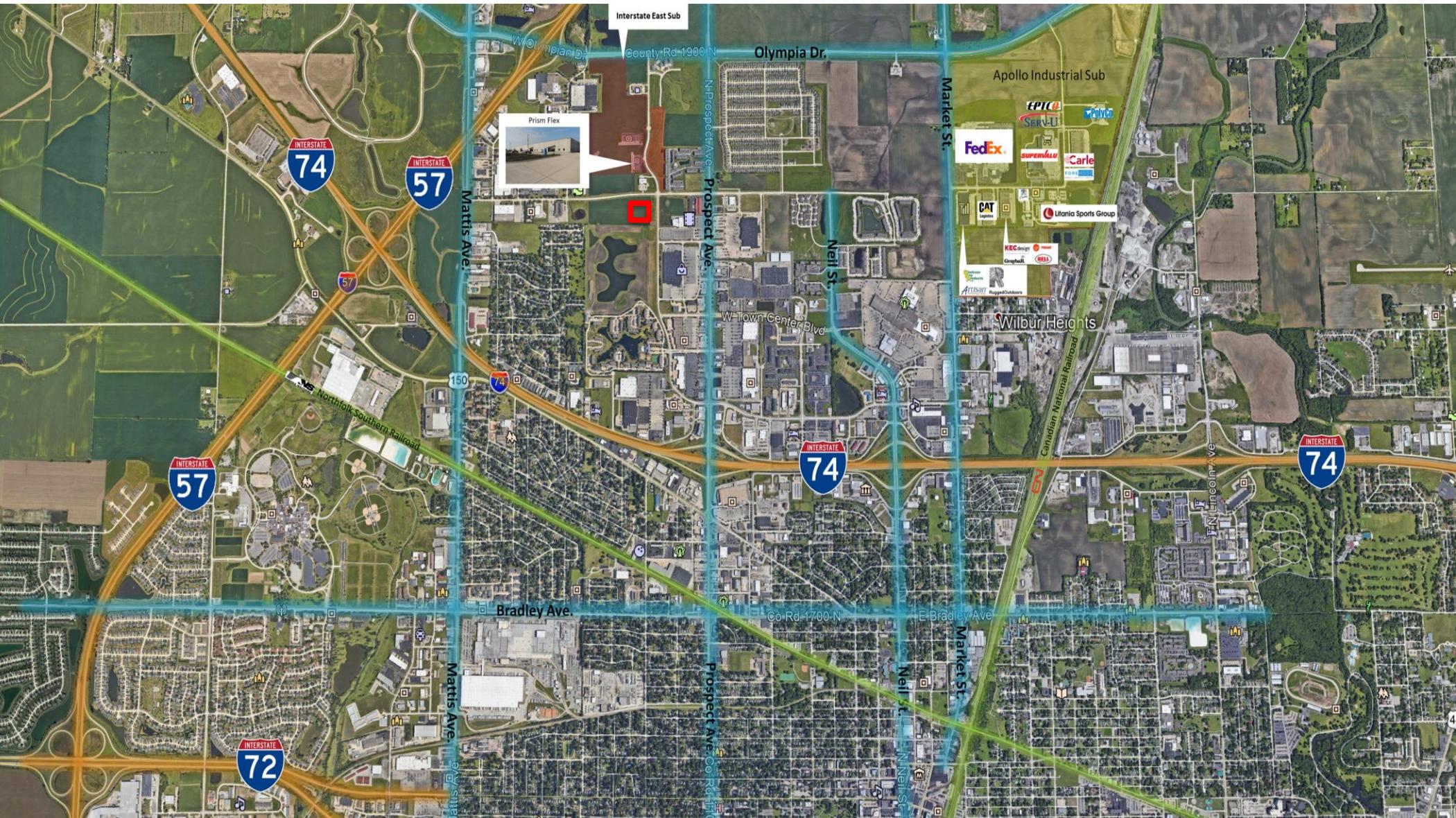


DEMOGRAPHICS

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

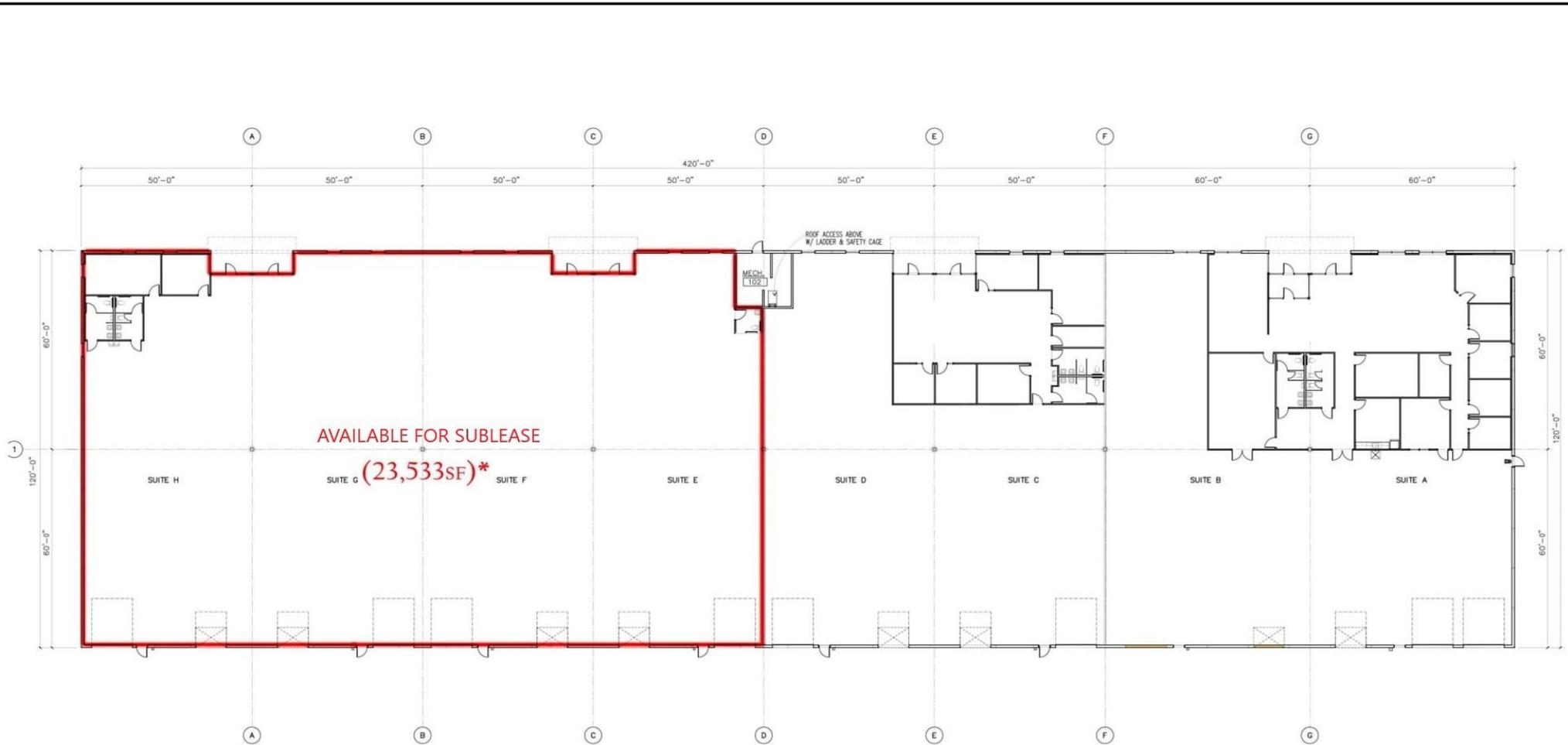
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AERIAL



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FLOOR PLAN



*NOTE: SPACE IS DIVISIBLE.

PRISM WAREHOUSE

2901 BOARDWALK DRIVE - CHAMPAIGN, IL

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OFFERING HIGHLIGHTS

- Class-A Facility
- Flex Warehouse Space
- NFPA 13 Sprinkler System
- Precast Construction
- 100+ Parking Spaces
- 6" Interior Slab
- Interstate Access w/in 1 miles
- Built in 2017