



1604 - 1608 RION DRIVE

CHAMPAIGN, ILLINOIS

AVAILABLE

66,254 SF

(Includes All Structures /
Divisible)

FOR SUBLEASE

(Through February 28, 2036)

MANUFACTURING /
OFFICE / LAB / CLEAN
ROOMS / DATA CENTER

- Heavy Infrastructure
- Prompt Access to I-57
- Nationally Reknowned University of Illinois Nearby
- Pro-Business Community
- Strong Skilled Labor Pool

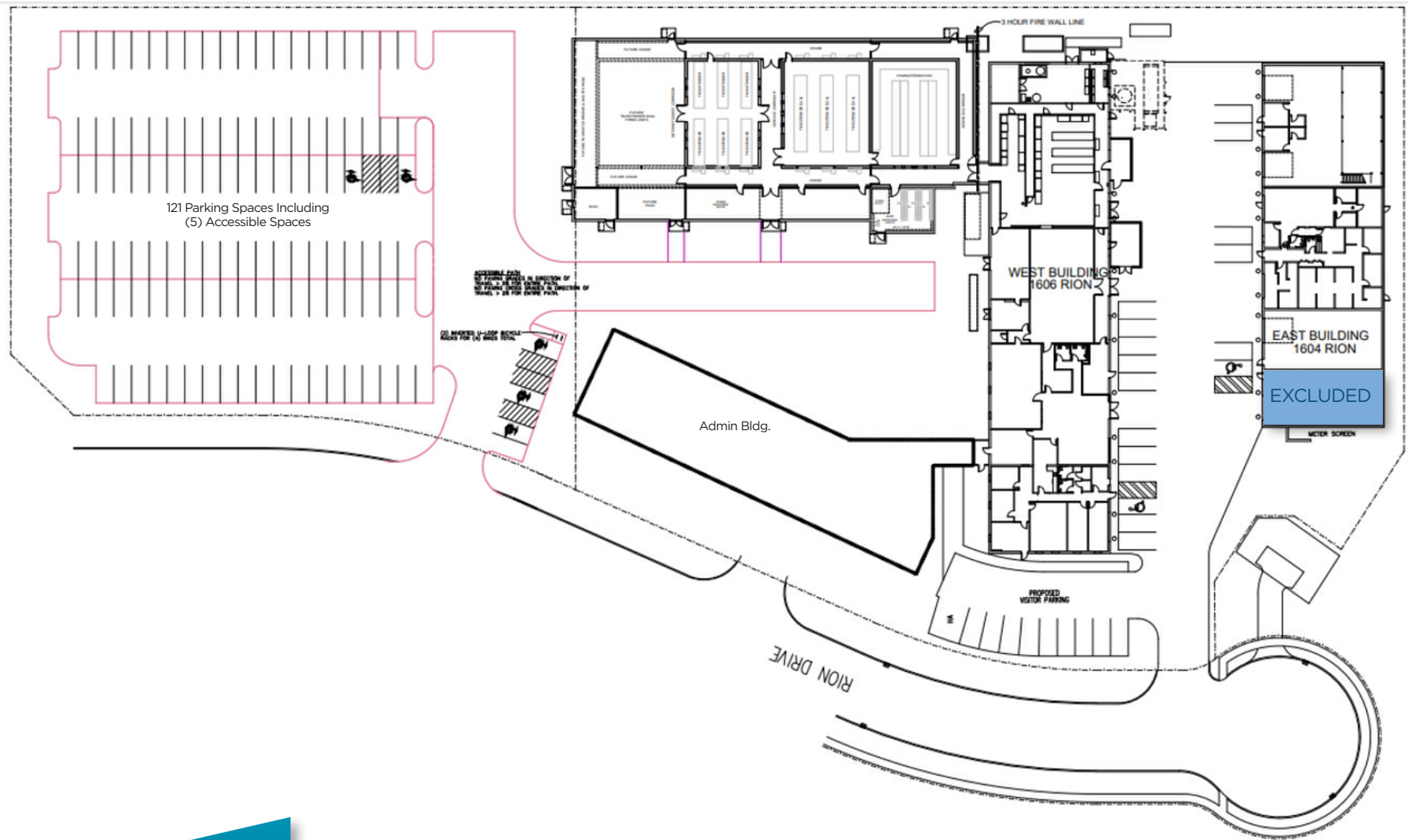


PROPERTY HIGHLIGHTS

| | |
|----------------------|---|
| Address: | 1604-1608 Rion Drive |
| Building Size: | 66,254 SF (Includes All Structures / Divisible) |
| Office Size: | Approximately 24,966 SF (2 Floors) Within Building Size |
| Property Type: | Manufacturing / Office / Lab / Clean Rooms / Data Center |
| Site Area: | Approximately 4 Acres (Possible Expansion) |
| Parking: | 120 Stalls |
| Drive-in Capability: | Yes |
| Year Built: | 2008 / Renovated in 2018 |
| Power: | 15 Mega Watts with Redundancy and UPS |
| Chilled Water: | Yes, Substantial Capacity |
| Clean Rooms: | Approximately 15,000 SF (6 Clean Rooms: 5 ballroom and an ISO 6 clean chase/corridor) |
| Sublease Rate: | Subject to Offer |



SITE / BUILDING PLAN



CURRENT UTILIZATION



1608

Primary Office

1606A

Clean Rooms #1 & #2
Parts/Materials Staging

1606B

Clean Room #3
Clean Rooms #4 & #5
Manufacturing

1604

Cleaning
Maintenance
Warehouse
Secondary Office

AERIAL MAP

1604 - 1608 RION DRIVE
CHAMPAIGN, IL





**For more information,
please contact:**

CHRISTOPHER PORTER, SIOR

Executive Managing Director
Cushman & Wakefield
+1 847 518 3243
chris.porter@cushwake.com

AJ THOMA III, SIOR

Senior Vice President
Coldwell Banker Commercial
+1 217 403 3425
AJT@CBCDR.com