

MCKINLEY WAREHOUSE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



1310 N. McKinley Ave
Champaign, IL 61821

AJ THOMA III, CCIM, SIOR
217.403.3425
ajt@cbcdr.com

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PROPERTY OVERVIEW

The entire warehouse is 188,062 SF with portions of the east, middle, and west buildings available for lease. The east building consist of 106,002 SF and has 24' clear height, 12 DHD's, 1 DID's, and 27.5' x 62' column spacing. The middle building consists of 31,978 SF and has 21' clear height, 4 DHD's, and 28.5' x 59' column spacing and is currently leased. The west building consists of 50,082 SF and has 21' clear heights, 10 DHD's, 1 - 20' x 21' Dock door, and 27.5' x 64' column spacing.

West Building (33,790 SF) (Available 6/1/26): The suite has 5 (8'x9') dock doors and one large 20'w x 21't door at dock level and NO RESTROOM. Ownership is prepared to add restrooms at an additional cost or demise the premises for the right user.

The entire facility features 26 dock doors and clear heights ranging between 21 and 24 feet. Energy efficient high bay light fixtures with control sensors were recently installed throughout the facility. The entire facility has sprinkler coverage. The floors are 6" concrete. 1600 AMP 3-Phase power in East building with 800 AMP 3-Phase subpanel. The property is eligible for Enterprise Zone incentives. Facility was previously occupied by Kraft Heinz (less than 1 mile south) and Super Valu and is a Food Grade Warehouse. Norfolk Southern RR provides rail service to this property. The property has two access points to the adjacent public street system.

Subject property is located just 2 blocks south of Interstate 74 and within 2 miles of Interstate 57 & Interstate 72. 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).

OVERVIEW

Lease Price	\$4.25/SF NNN
Space Available	8,000 - 33,790 SF (6/1/26)
Building Size	188,062 SF
Zoning	I-1, Light Industrial
Year Built	1974 1984 1986
NNN est.	\$1.00/SF -2024



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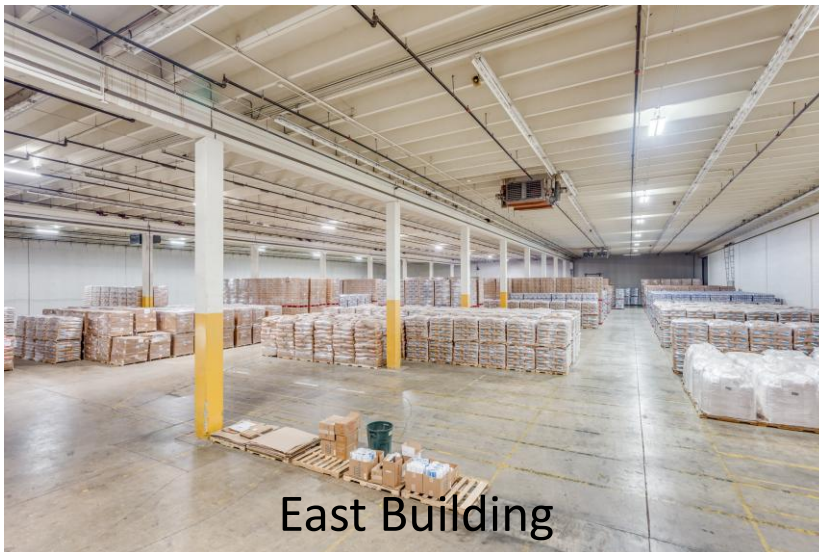


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BUILDING SPECIFICS



West Building



East Building

Building Size	188,0062 SF
Asking Price	\$4.25/SF NNN West Bld.
Current Available Space	33,970 SF West Bld.
Office Space	None West Bld.
Warehouse Space	33,970 SF West Bld.
Drive-in-Doors	0 OHD West Bld.
Dock High Doors	5 Docks West Bld.
Clear Ceiling Height	21
Column Spacing	27.5' x 64' West Bld.
Power	800A @ 480V 3-Phase
Sprinkled	Yes-NFPA
Rail	Yes- Not Currently in Service
Heating	Gas fired
Car Parking	Plenty
Trailer Parking	Depends on Building

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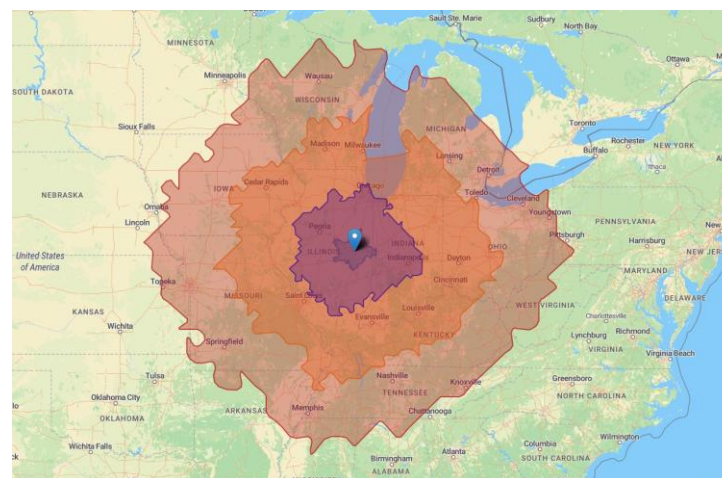
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PROPERTY HIGHLIGHTS

- 26 Dock High Doors
- 1 Drive in Door
- Wet Sprinkler System
- 6" Interior Slab
- Interstate Access w/in .5 miles
- Food Grade
- Opportunity Zone
(Census Tract: 17019000901)
- HUBZone
- Enterprise Zone

DEMOGRAPHICS

POPULATION	3-MILES	5-MILES	10-MILES
2020 Population (Census)	92,245	142,125	169,074
2024 Population	93,148	142,643	170,181
2029 Population (Projected)	93,559	142,665	170,716
HOUSHOLDS	3-MILES	5-MILES	10-MILES
2020 Households (Census)	37,136	59,274	69,746
2024 Households	37,950	60,224	71,093
2029 Households (Projected)	38,914	61,496	72,771
INCOME	3-MILES	5-MILES	10-MILES
2024 Median HH Income	\$52,673	\$61,698	\$69,828
2024 Avg. HH Income	\$80,281	\$97,796	\$107,086
2024 Per Capita Income	\$33,733	\$42,490	\$45,812



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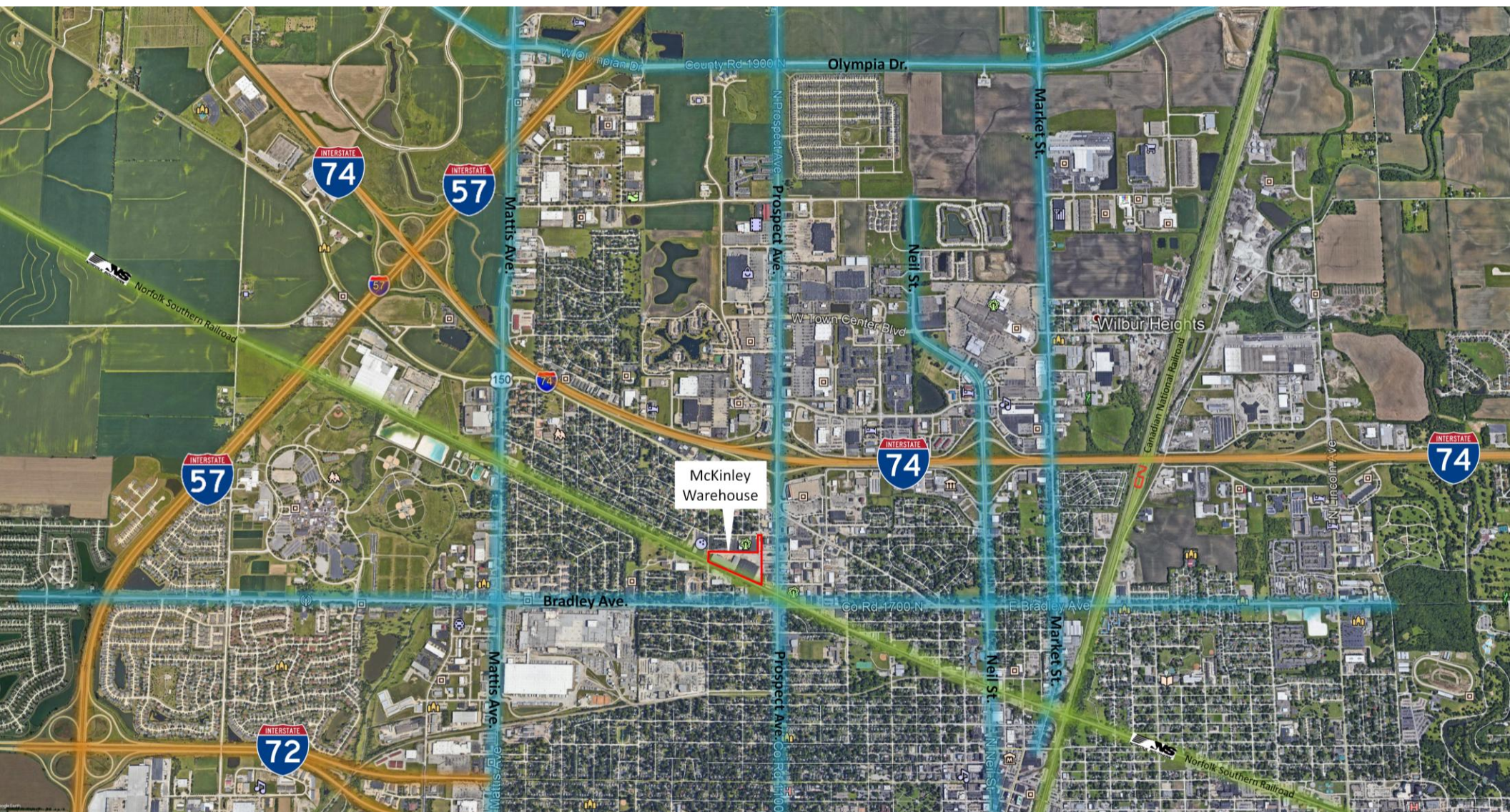
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AERIAL MAP



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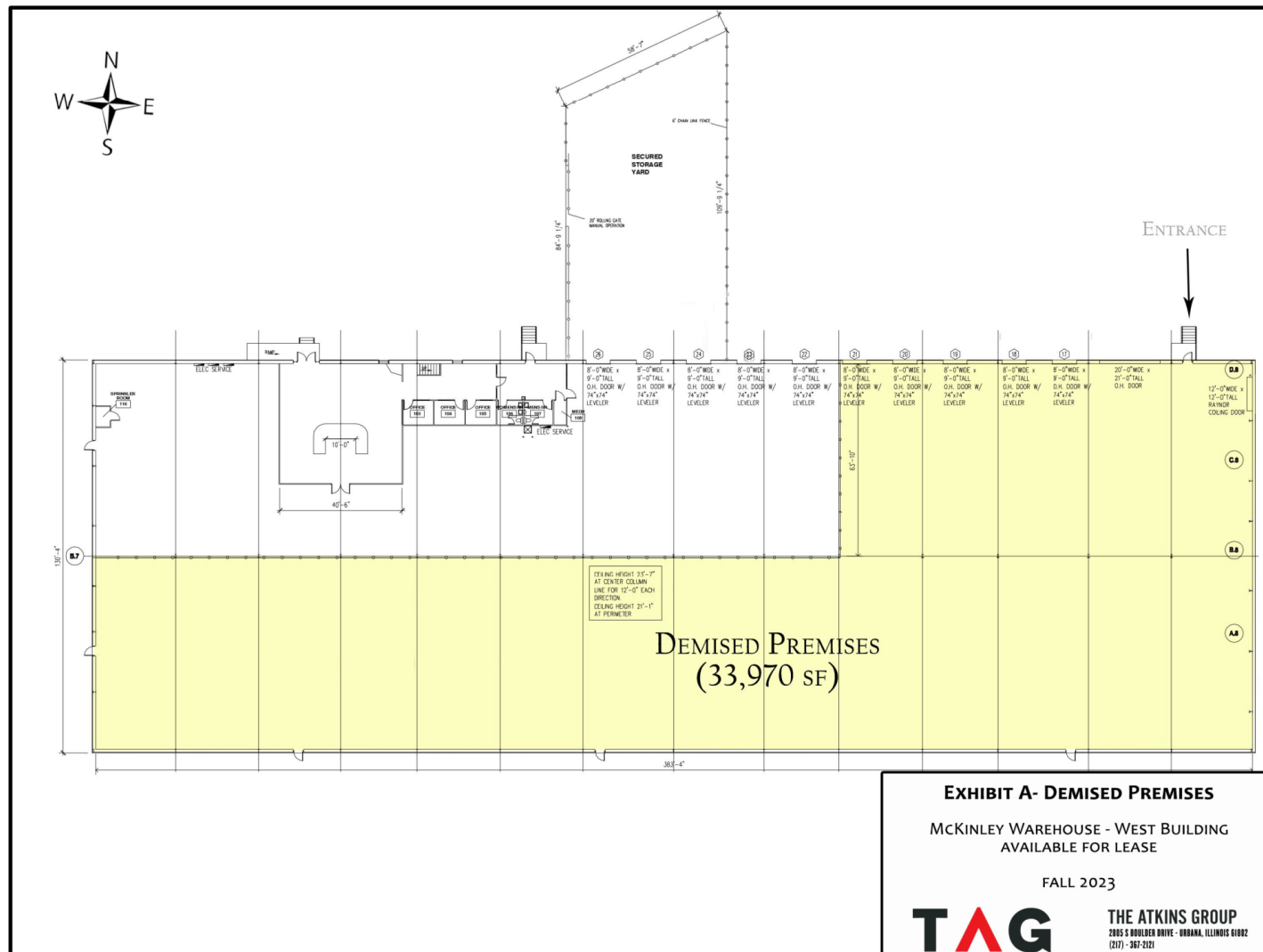
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FLOOR PLAN – West Building



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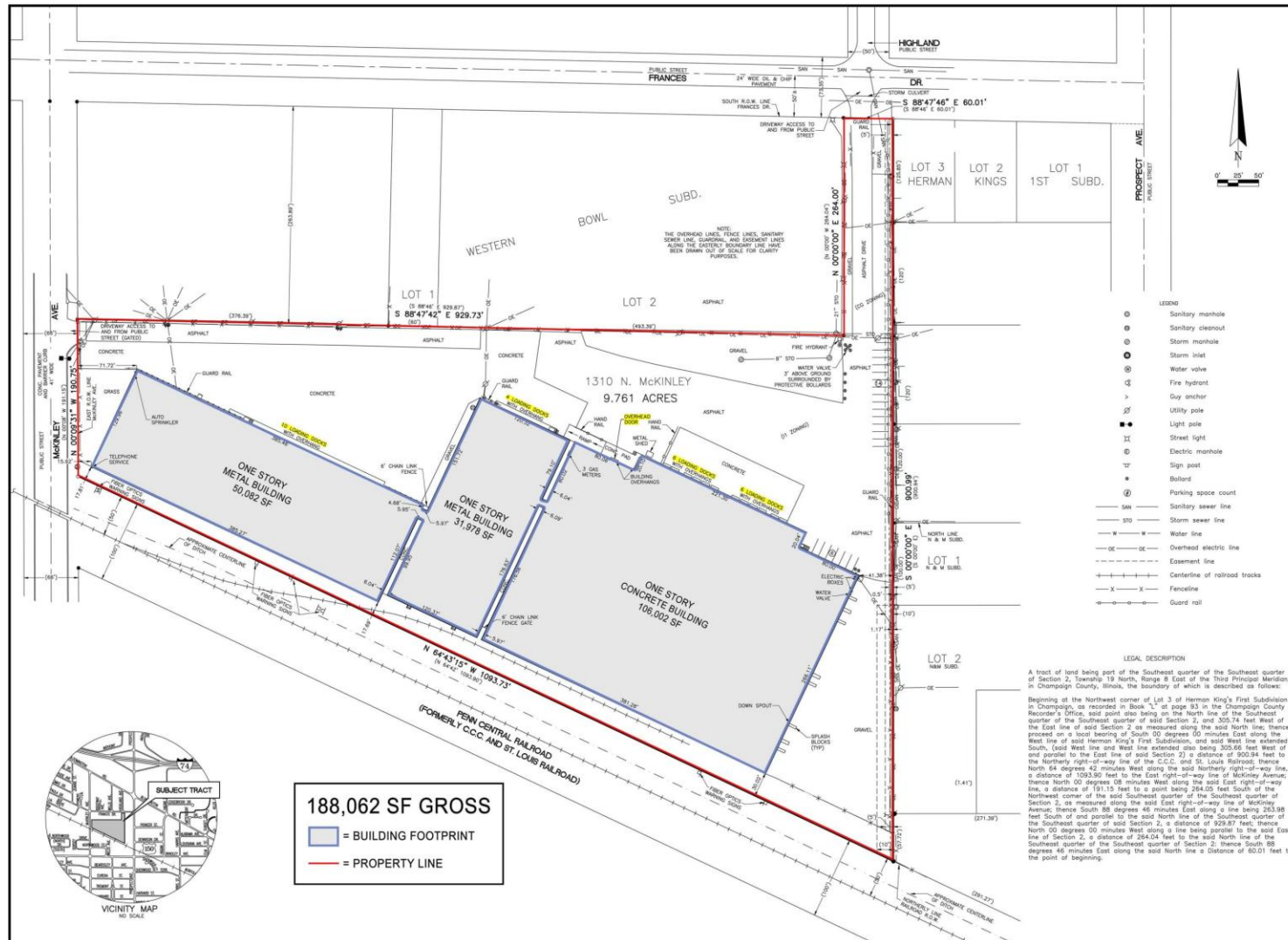


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SITE PLAN



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DEVELOPER – THE ATKINS GROUP

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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Senior Vice President,
Commercial Brokerage

217.403.3425

ajt@cbcdr.com



**Coldwell Banker Commercial
Devonshire Realty
201 W. Springfield Ave. | 11th Floor
Champaign, IL 61820
217.352.7712**

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