

1604 - 1608 RION DRIVE

CHAMPAIGN, ILLINOIS



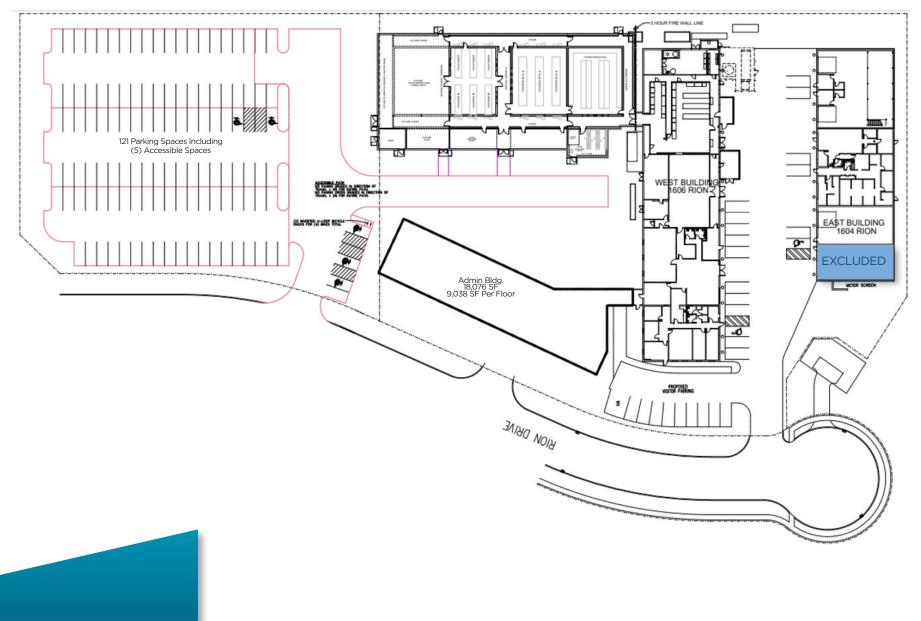
PROPERTY HIGHLIGHTS

Address:	1604-1608 Rion Drive
Building Size:	66,254 SF (Includes All Structures / Divisible)
Office Size:	Approximately 18,000 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



CUSHMAN & WAKEFIELD

SITE / BUILDING PLAN





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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



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AERIAL MAP

1604 - 1608 RION DRIVE CHAMPAIGN, IL





For more information, please contact:

AJ THOMA III, SIOR Senior Vice President

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

CHRISTOPHER PORTER, SIOR

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

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