

# Cross Dock Facility | 2.6 Acres | I-57 & W Olympian Dr

1704 Industrial Park Dr, Champaign, IL 61822 | Champaign-Urbana MSA | Home to University of Illinois



POTENTIAL INDUSTRIAL OUTDOOR STORAGE | POTENTIAL REDEVELOPMENT OPPORTUNITY

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# INVESTMENT OVERVIEW

Marcus & Millichap is pleased to exclusively represent an industrial investment or redevelopment opportunity at **1704 Industrial Park Drive, Champaign, Illinois**. The subject property includes a two-building, 13,906 total SF cross-dock/storage facility on 2.6 acres, with frontage along I-57 and W Olympian Rd. The property is currently vacant and zoned L1 – Light Industrial.

Building 1 features a 12' clear height and is designed for efficient cross-docking operations with featuring twelve dock doors that facilitate the rapid movement of goods, minimizing storage time, and maximizing efficiency. It also includes two small offices, and two restrooms. Building 2, constructed in 1990, includes six drive-in doors and is ideal for storage, with a lot for trailer parking. Located within an Enterprise Zone.

Ideally situated on a corner with immediate access and visibility to I-57 (34,400 VPD) from W Olympian Rd, this location is irreplaceable. Champaign's central Midwest position at the convergence of Interstates 57, 72, and 74 provides easy access to major metropolitan areas like Chicago, Indianapolis, and St. Louis, all within a 2.5-hour drive. Neighboring properties, such as Gem City Tire and Hudson Technologies, benefit from industrial outdoor storage, presenting potential for similar use here.

**Champaign** is part of the Champaign-Urbana, IL MSA (population: 236,072) and is the 10th largest city in Illinois and third largest outside the Chicago metro area. The region features **14.7 million SF of industrial space**, with a **low vacancy rate of 3.9%** (CoStar Group, June 2024). People enter Champaign every day for work, education, shopping, and healthcare services, increasing daytime population by 40%. Affluent AHHI of \$84,654 and population of 168,596 (10-mile radius).

Home to the Big Ten's University of Illinois at Urbana-Champaign (Enrollment: 55,500) and Parkland College (Enrollment: 12,000), the city benefits from an educated workforce in high-tech, research, healthcare, office and banking, light manufacturing, retail, government, and social services sectors. Some of the largest corporations in the world, including Kraft Heinz, Frito-Lay, Caterpillar, John Deere, and Yahoo, have a presence in the city. Excellent transportation links, including freight and passenger rail services and Willard Airport, ensure strong connections to national and international markets.

This vacant industrial facility presents an excellent value-add opportunity for investors and developers looking to capitalize on the strategic location, industrial outdoor storage potential, excellent transportation links, and potential tax incentives.

## PROPERTY DESCRIPTION

Address	1704 Industrial Park Dr, Champaign, IL 61822
Price	\$675,000
Price/SF	\$48.54
Price/AC	\$259,615
Units	2
GLA	13,906 SF*
Lot Size	2.60 Acres
Year Built	1990
Drive Ins	6
Docks	12
Clear Height	12'
Construction	Metal
Zoning	L1 – Light Industrial
Parcel ID	46-01-32-230-010.000-022

\*Estimate based on LandVision Information



UNIVERSITY OF  
**ILLINOIS**  
URBANA - CHAMPAIGN

# INVESTMENT HIGHLIGHTS



2-Building, 13,906 Total GLA + Trailer Parking on 2.6 Acres | Building 1: 12 Dock Doors | 12' Clear Height | 2 Small Offices | 2 Restrooms | Building 2 (Built 1990): Storage | Potential Redevelopment Opportunity | Potential Industrial Outdoor Storage



Frontage & Visibility Along I-57 Interchange (34,400 VPD) at Olympian Rd On-Ramp | Central Midwest Location at Convergence of Interstates 57, 72, and 74



Easy Access to Major Metropolitan Areas like Chicago, Indianapolis & St. Louis Within a 2.5-Hour Drive | Excellent Transportation Links, Including Freight & Passenger Rail Services & Willard Airport, Ensure Strong Connections to National & International Markets



Population: 168,596 | Daytime Population: 235,480 | AHHI: \$84,654 (10-Miles)



Champaign is Home to Some of the Largest Corporations in the World, Including Kraft Heinz, Frito-Lay, Caterpillar, John Deere & Yahoo



Educated Workforce: Champaign is Home to the Big Ten's University of Illinois at Urbana-Champaign (Enrollment: 55,500) & Parkland College (Enrollment: 12,000)



INVESTMENT OVERVIEW	
Price	\$675,000
Down Payment (100%)	\$675,000
Approx. Gross SF	13,906
Cost per Gross SF	\$48.54
Year Built	1990
Lot Size	2.60 Acres

OPERATING DATA	Current Rents	ProForma Rents
Gross Scheduled Income	\$91,641	\$91,641
CAM, T, I Reimbursement	\$0	\$25,987
<b>Total Gross Income</b>	<b>\$91,641</b>	<b>\$117,628</b>
Vacancy Cost (100%)	\$91,641	\$0
<b>Gross Operating Income</b>	<b>\$0</b>	<b>\$117,628</b>
Less Expenses	\$25,987	\$25,987
<b>Net Operating Income</b>	<b>(-3.58%) (\$25,987)</b>	<b>(13.58%) \$91,641</b>
Capital Reserves (\$.10)	\$0	\$2,086
Loan Payments	\$0	\$0
<b>Pre-Tax Cash Flow</b>	<b>(-3.58%) (\$25,987)</b>	<b>(29.48%) \$89,555</b>
Plus Principal Reduction	\$0	\$0
<b>Total Return Before Taxes</b>	<b>(-3.58%) (\$25,987)</b>	<b>(29.48%) \$89,555</b>

PROPOSED FINANCING	
Terms	All Cash

EXPENSES (BUDGET)		
Taxes	\$0.94	\$13,102
Insurance	\$0.20	\$2,781
Repairs & Maintenance	\$0.39	\$5,371
Lawn Care/Snow Removal	\$0.27	\$3,733
Utilities	\$0.07	\$1,000
Management Fees	4%	
<b>Total Expenses</b>		<b>\$25,987</b>
Per Rentable SF		1.87

*This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.*

*Debt quotes subject to change. Call broker for current quote.*

Suite	Tenant Name	Approx. GLA (SF)	% GLA	ProForma Monthly Rent	ProForma Annual Rent	Annual Rent/SF*	Annual CAM, Taxes & Reimbursement	Lease Type
100	Vacant	7,506	53.98%	\$4,122.05	\$49,464.54	\$6.59	\$19,123.95	NN
200	Vacant	6,400	46.02%	\$3,514.67	\$42,176.00	\$6.59	\$16,306.05	NN
<b>Totals</b>		<b>13,906</b>	<b>100%</b>	<b>\$7,367</b>	<b>\$91,641</b>	<b>\$6.59</b>	<b>\$35,430</b>	
<i>Occupied</i>		<i>0</i>	<i>0%</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>		
<i>Vacant</i>		<i>13,906</i>	<i>100%</i>	<i>\$7,367</i>	<i>\$91,641</i>	<i>\$6.59</i>	<i>\$35,430</i>	

\*Based on Average Market Rent (CoStar Group, June 2024)

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# LOCAL MAP

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County Rd 1900 N | W Olympian Dr - 7,600 VPD

I-57 - 34,400 VPD

County Rd 1000 E | N Mattis Ave - 4,250 VPD

**Burch's Industrial Park**



**SUBJECT PROPERTY**  
1704 Industrial Park Dr  
Champaign, IL

**EDELMAN**

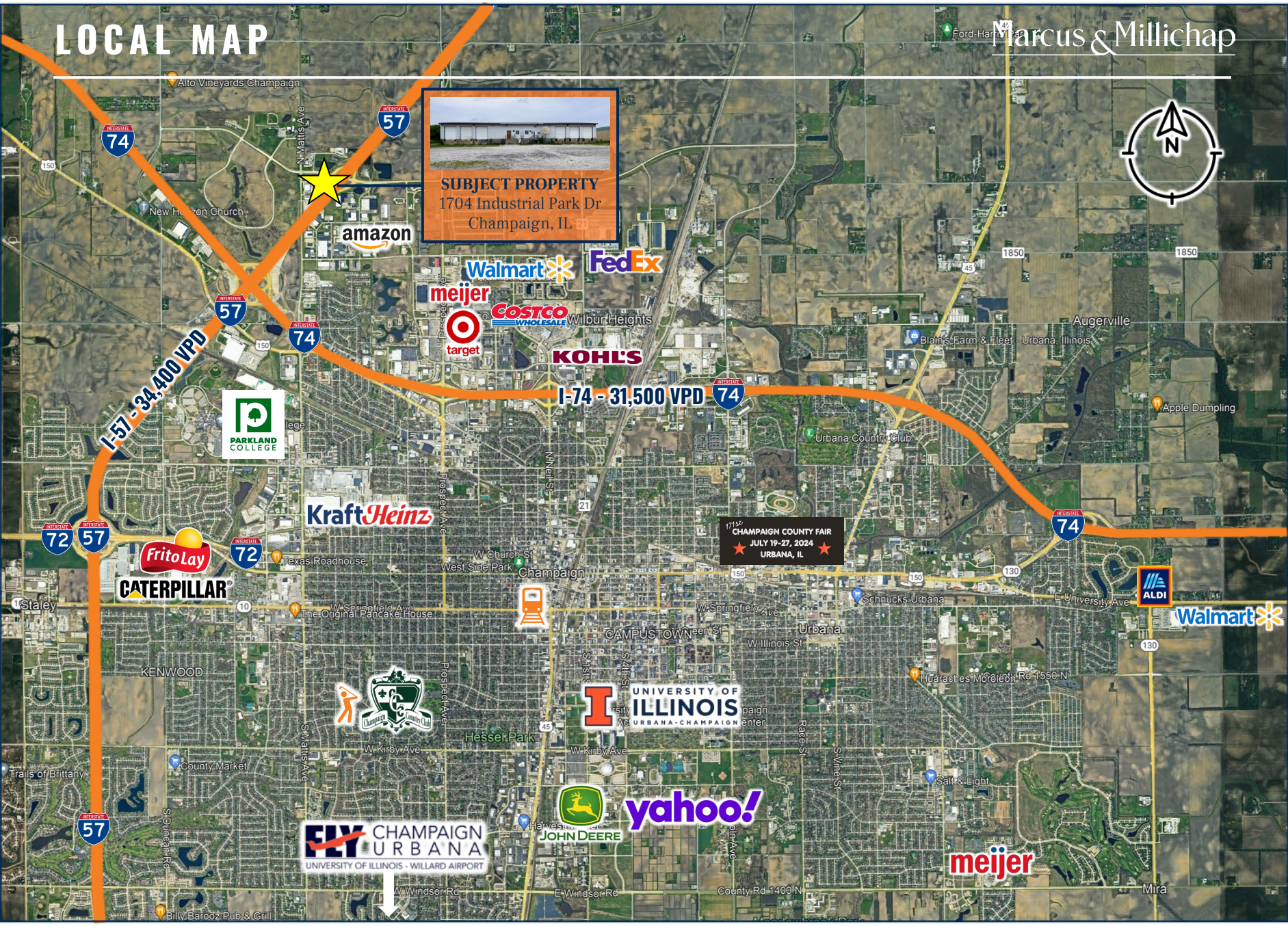
**SILGAN**  
CLOSURES

**AFSI**  
Advanced Filtration  
Systems Inc.

# LOCAL MAP

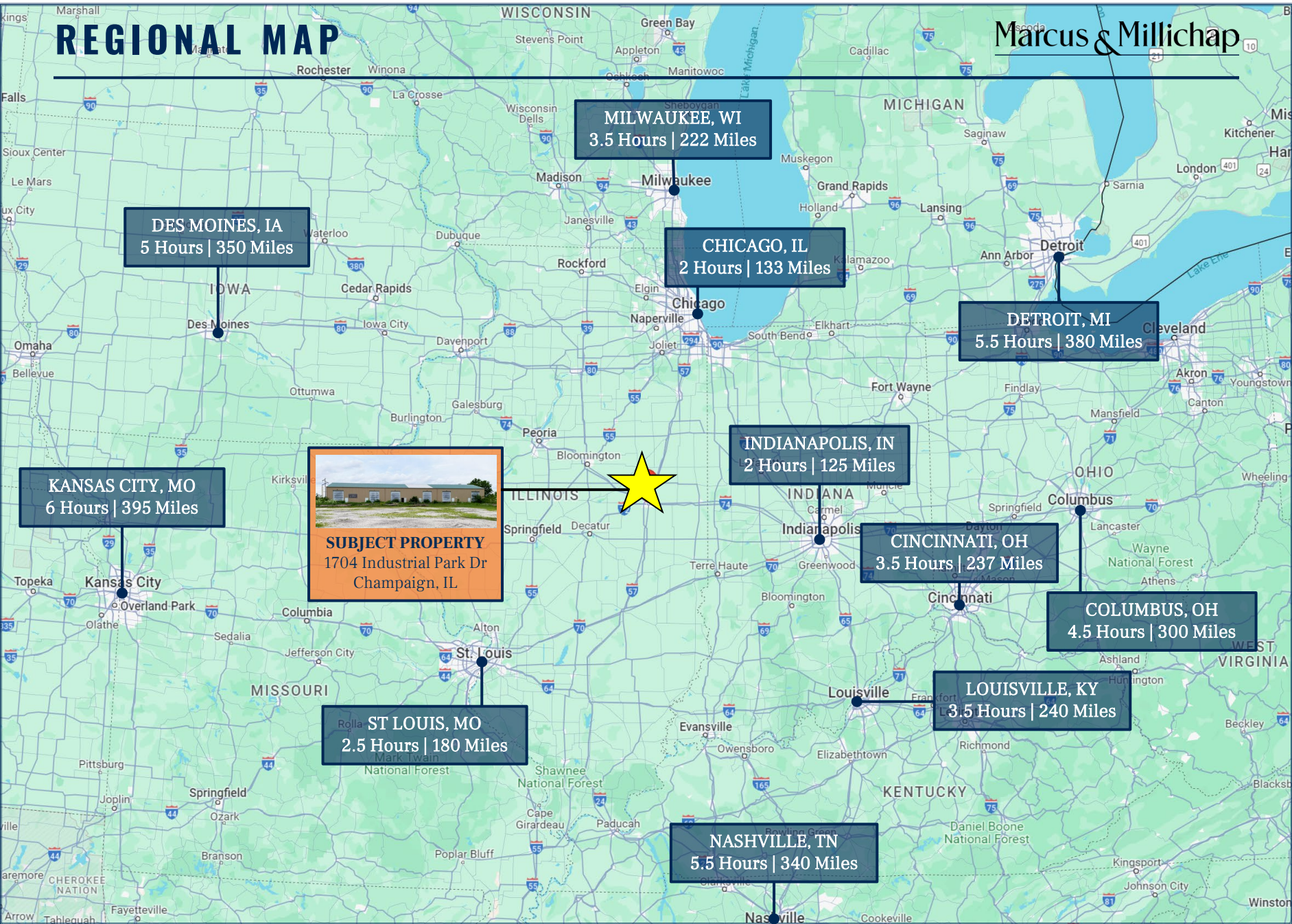


**SUBJECT PROPERTY**  
1704 Industrial Park Dr  
Champaign, IL



# REGIONAL MAP

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Time and distances are estimates from the subject property. Source: Google Maps

# MARKET OVERVIEW CHAMPAIGN, IL



The City of Champaign is the 10th largest city in Illinois and the third largest outside the Chicago region. Home to the Big Ten's University of Illinois (Fighting Illini), Champaign boasts a stable economy built on education, medical, research, technology, and manufacturing sectors.

Founded with the arrival of the Illinois Central Railroad in 1854, Champaign has thrived for over 150 years. The community combines the charm and feel of a small town with the amenities of a major city. Downtown Champaign has blossomed into one of the best foodie destinations in the Midwest, featuring 36 locally-owned restaurants and pubs. Campustown has emerged as a vibrant urban center, anchoring student life for 43,000 university students from all 50 states and around the globe.

Champaign is an excellent place to start and grow a business. Some of the largest corporations in the world, including Kraft Heinz, Frito-Lay, Caterpillar, John Deere, and Yahoo, have a presence in the community. Excellent transportation links, including freight and passenger rail services and Willard Airport, ensure strong connections to national and international markets.

Strategically located in the heart of the Midwest, Champaign has strong connections to major metropolitan centers. Chicago, Indianapolis, and St. Louis are all within a 2.5-hour drive. The city sits at the convergence of Interstates 57, 72, and 74, with freight connections to Chicago and New Orleans via Canadian National's primary north-south railroad line.



## TOP EMPLOYERS in Champaign County

CHAMPAIGN COUNTY  
ECONOMIC DEVELOPMENT  
CORPORATION



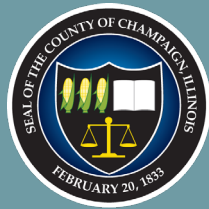
CHAMPAIGNCOUNTYEDC.ORG

#	DATA AS OF JULY 1, 2022
14,676	University of Illinois Urbana-Champaign
8,189	Carle
1,980	Champaign Unit 4 School District
981	Christie Clinic
980	The Kraft Heinz Company
950	Champaign County
860	Urbana School District #116
798	OSF Healthcare
702	Plastipak
621	Parkland College
601	City of Champaign
567	Busey
550	Caterpillar
461	Rantoul Foods
435	Vista Outdoor
429	UNFI
407	Champaign-Urbana Mass Transit District
400	Flex-N-Gate

Source: City of Champaign ([www.champaignil.gov](http://www.champaignil.gov))



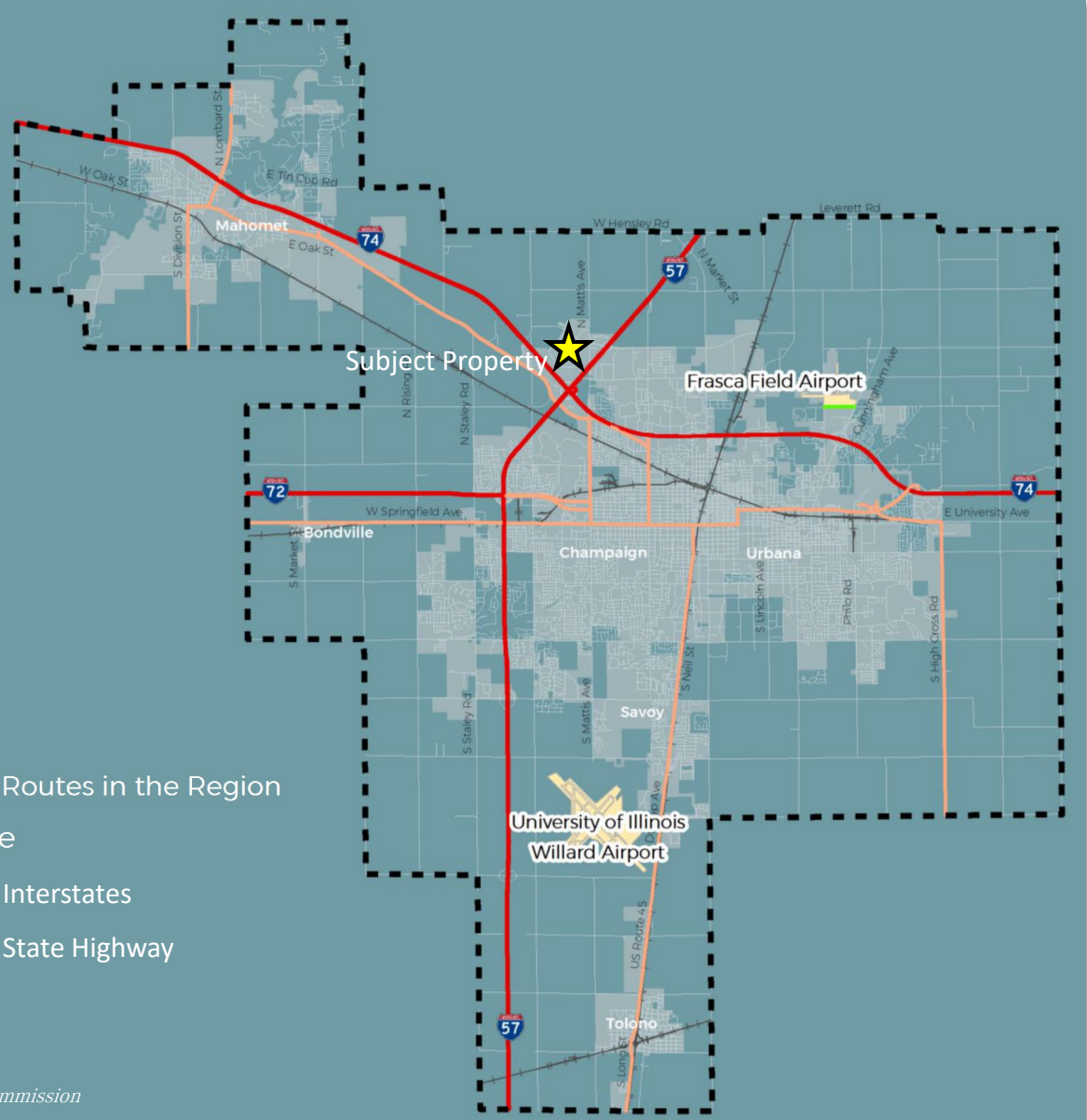
## Truck Routes



Designated Truck Routes in the Region

Truck Route Type

- Class One Interstates
- Class Two State Highway



Source: Champaign County Regional Planning Commission

POPULATION	3 Miles	5 Miles	10 Miles
<b>2028 Projection</b>			
Total Population	28,312	108,844	173,021
<b>2023 Estimate</b>			
Total Population	27,613	106,803	168,596
<b>2020 Census</b>			
Total Population	27,252	105,931	167,581
<b>2010 Census</b>			
Total Population	25,750	103,190	161,656
<b>Daytime Population</b>			
2023 Estimate	38,486	185,715	235,480
<b>HOUSEHOLDS</b>			
<b>2028 Projection</b>			
Total Households	12,758	45,017	72,692
<b>2023 Estimate</b>			
Total Households	12,413	43,993	70,593
Average (Mean) Household Size	2.2	2.1	2.2
<b>2020 Census</b>			
Total Households	12,179	43,195	69,106
<b>2010 Census</b>			
Total Households	11,115	40,790	65,324

HOUSEHOLDS BY INCOME	3 Miles	5 Miles	10 Miles
<b>2023 Estimate</b>			
\$200,000 or More	2.5%	3.9%	6.2%
\$150,000-\$199,999	4.6%	5.0%	7.2%
\$100,000-\$149,999	12.1%	11.3%	14.4%
\$75,000-\$99,999	11.4%	9.8%	10.8%
\$50,000-\$74,999	21.2%	16.9%	16.8%
\$35,000-\$49,999	16.7%	12.7%	12.2%
\$25,000-\$34,999	9.3%	8.1%	7.1%
\$15,000-\$24,999	10.1%	11.3%	9.3%
Under \$15,000	12.1%	21.0%	15.9%
Average Household Income	\$67,973	\$67,529	\$84,654
Median Household Income	\$51,874	\$45,802	\$57,416
Per Capita Income	\$30,677	\$29,526	\$36,612
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2023 Estimate Total Population	27,613	106,803	168,596
Under 20	27.1%	25.4%	25.6%
20 to 34 Years	27.4%	39.6%	32.1%
35 to 39 Years	8.9%	5.7%	6.0%
40 to 49 Years	12.6%	8.3%	9.7%
50 to 64 Years	14.0%	11.2%	13.6%
Age 65+	10.1%	9.9%	13.0%
Median Age	32.7	25.1	29.3
<b>Population 25+ by Education Level</b>			
2023 Estimate Population Age 25+	18,058	53,543	95,362
Elementary (0-8)	3.4%	2.4%	2.0%
Some High School (9-11)	5.5%	4.1%	3.5%
High School Graduate (12)	22.6%	19.1%	18.5%
Some College (13-15)	20.5%	17.6%	17.0%
Associate Degree Only	8.4%	7.5%	7.7%
Bachelor's Degree Only	19.8%	22.0%	22.7%
Graduate Degree	19.9%	27.3%	28.7%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	18.0	17.0	18.0



## POPULATION

In 2023, the population in your selected geography is 168,596. The population has changed by 4.29 since 2010. It is estimated that the population in your area will be 173,021 five years from now, which represents a change of 2.6 percent from the current year. The current population is 50.0 percent male and 50.0 percent female. The median age of the population in your area is 29.3, compared with the U.S. average, which is 38.7. The population density in your area is 536 people per square mile.



## EMPLOYMENT

In 2023, 80,482 people in your selected area were employed. The 2010 Census revealed that 68.6 percent of employees are in white-collar occupations in this geography, and 11.7 percent are in blue-collar occupations. In 2023, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 17.00 minutes.



## HOUSEHOLDS

There are currently 70,593 households in your selected geography. The number of households has changed by 8.07 since 2010. It is estimated that the number of households in your area will be 72,692 five years from now, which represents a change of 3.0 percent from the current year. The average household size in your area is 2.2 people.



## HOUSING

The median housing value in your area was \$203,598 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 32,335.00 owner-occupied housing units and 32,990.00 renter-occupied housing units in your area.



## INCOME

In 2023, the median household income for your selected geography is \$57,416, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 42.93 since 2010. It is estimated that the median household income in your area will be \$65,461 five years from now, which represents a change of 14.0 percent from the current year.

The current year per capita income in your area is \$36,612, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$84,654, compared with the U.S. average, which is \$100,106.



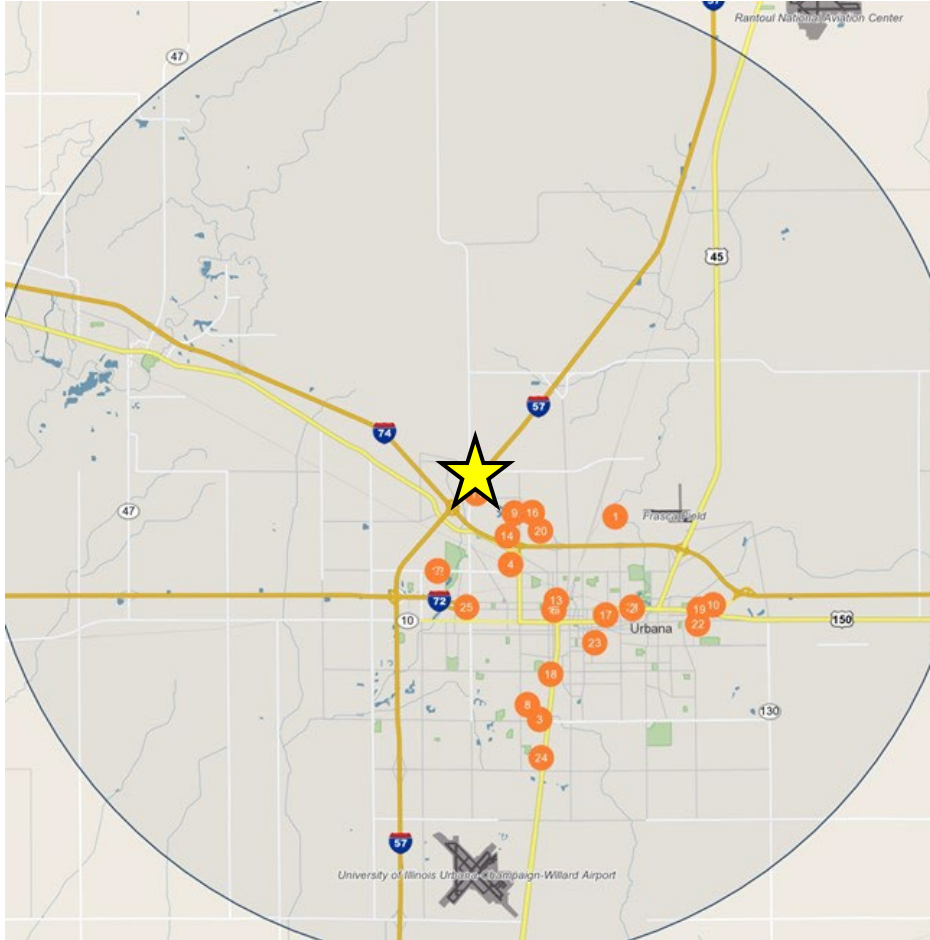
## EDUCATION

The selected area in 2023 had a higher level of educational attainment when compared with the U.S. averages. 28.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.7 percent, and 22.7 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 7.7 percent vs. 8.5 percent, respectively.

The area had fewer high-school graduates, 18.5 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 17.0 percent in the selected area compared with the 20.1 percent in the U.S.





Major Employers		Employees
1	Heartland Coca-Cola Btlg LLC	2,774
2	Carle Holding Company Inc-Carle Clinic Association	1,520
3	Champaign Cmnty Unit Schl Dst 4	950
4	Plastipak Holdings Inc	862
5	Carle Foundation Hospital-Carle Hospital	852
6	Christie Management Co Inc	800
7	Parkland College	798
8	Sfn Group Inc	716
9	Meijer Inc-Meijer 146	518
10	Flex-N-Gate LLC-Guardian West	504
11	Horizon Hobby LLC	500
12	Compass Group Usa Inc-Compass Group	493
13	Creative Networks LLC	482
14	Rk Family Inc	476
15	Christie Clinic LLC	420
16	Menard Inc	420
17	University of Illinois-Ncsa Beckman Institute	400
18	Wolfram Research Inc	383
19	Flex-N-Gate LLC-Guardian West	340
20	H P R Mazda-Champaign Auto Superstore	325
21	Carle Foundation-Carle Health	308
22	Solo Cup Operating Corporation	300
23	Illini Media Co-WPGU-FM	300
24	Serra Automotive Inc-Saturn	295
25	Schnuck Markets Inc-Schnucks	294



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