

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

CLASS-A INDUSTRIAL BUILDING FOR LEASE

2802 BLOOMINGTON ROAD
CHAMPAIGN, IL 61822

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Confidentiality and Restricted Use Agreement

This Confidential Investment Summary ("CIS") is provided by Coldwell Banker Commercial Devonshire Realty ("CBCDR"), solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This CIS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR.

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The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS CIS, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CIS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CIS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CIS and/or any other Information concerning the Property; (5) you will not provide this CIS or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for Lease this exceptional Class A industrial building was skillfully constructed in 1996 for the Rockwell Automation, and sits on a sprawling 30-acre of land. Crafted from pre-engineered tilt-up concrete, the building boasts an impressive 175,500 square feet of immaculate warehouse and distribution space, complete with clear heights of 32 feet, and an additional 6,684 square feet of office space (4%) to facilitate efficient business operations. The building features nineteen (19) automatic dock-high doors (with seals and automatic levelers), 3 enclosed automatic dock-high doors (with seals and automatic levelers), and a convenient drive-in door at the northwest corner of the building.

Moreover, this building has been thoughtfully designed to meet the highest industry standards, with top-of-the-line features such as a fully sprinklered wet system, 100% conditioned with 26 RTU units, equipped with 2,500 AMP-480 Volt 3-phase power, LED lighting (installed in 2015), 38' x 50' column spacing, and 156 parking spots, all maintained in impeccable condition. The additional acreage provides endless potential for building expansion or expanded employee and truck parking. The roof was replaced in July 2019, ensuring that the building remains in pristine condition for years to come.

OVERVIEW

Lease Price	\$5.00/SF NNN*
Building Size	182,084 SF (Divisible)**
Lot Size	+/-30 Acres
Pin	41-14-34-100-005
Year Built	1996
NNN est.	\$1.65/SF

*if demised, asking price is \$5.50/SF

**divisible to a minimum of 60,000 SF | expandable to 447,350 SF



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BUILDING SPECIFICS



Building Size	182,084 SF
Office Space	6,684 SF
Warehouse Space	175,500 SF
Drive-in-Doors	1
Total Dock High Doors	22
Enclosed Dock Doors	3
Clear Ceiling Height	32'
Column Spacing	38' x 50'
HVAC-Warehouse	Full
Sprinkled	Yes- Wet System
Power	2,500 AMP 480 V 3-Phase
Rail	No
Heating	Gas Fired RTU's
Parking	156 Spaces
Back-up Generator	Can be Added
Lighting	LED (2015)

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PROPERTY HIGHLIGHTS

- Class-A Facility
- 32' Clear Heights
- FULL HVAC
- 22 Dock High Doors
- 1 Drive in Door
- 156 Parking Spaces
- Well Maintained Building
- Built in 1996

DEMOGRAPHICS

POPULATION	3-MILES	5-MILES	10-MILES
2020 Population (Census)	25,516	98,414	167,560
2022 Population	25,852	99,195	168,461
2027 Population (Projected)	25,886	100,114	169,781
HOUSHOLDS	3-MILES	5-MILES	10-MILES
2020 Households (Census)	11,492	40,940	69,096
2022 Households	11,489	41,321	69,605
2027 Households (Projected)	11,520	41,908	70,405
INCOME	3-MILES	5-MILES	10-MILES
2022 Median HH Income	\$63,889	\$55,046	\$67,278
2022 Avg. HH Income	\$88,287	\$90,778	\$104,341
2022 Per Capita Income	\$39,073	\$38,210	\$43,441

AREA OVERVIEW

The property is situated in Atkins 150 business park, conveniently located off Bloomington Road (US 150) and North Duncan Road. It boasts unparalleled access to three major interstates, namely I-72, I-74, and I-57, all of which are located within a mere 3-mile radius. Notably, the area offers I-74 visibility, making it a highly sought-after location for businesses. The surrounding tenants include well-established organizations such as Midwest Underground Technology, Inc. (MUTI), Starfire Industries, and New Horizon United Methodist Church, thereby emphasizing the area's reputation as a prime business hub. Champaign is located 125 miles west of Indianapolis via I-74, 135 miles south of Chicago via I-57, and 180 miles northeast of St. Louis via I-72/I-55 or I-57/I-70.

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AERIAL MAP

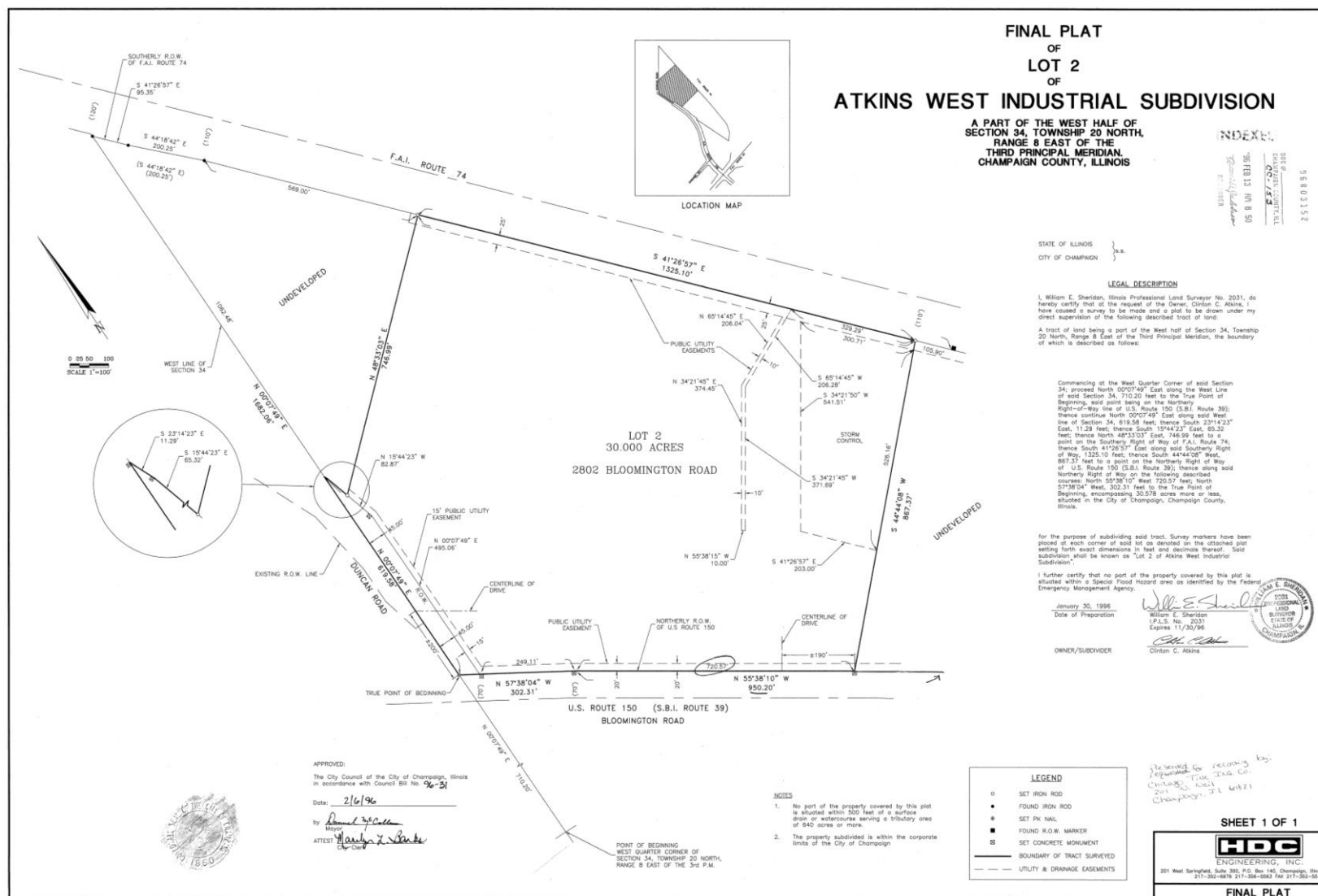


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PLAT MAP

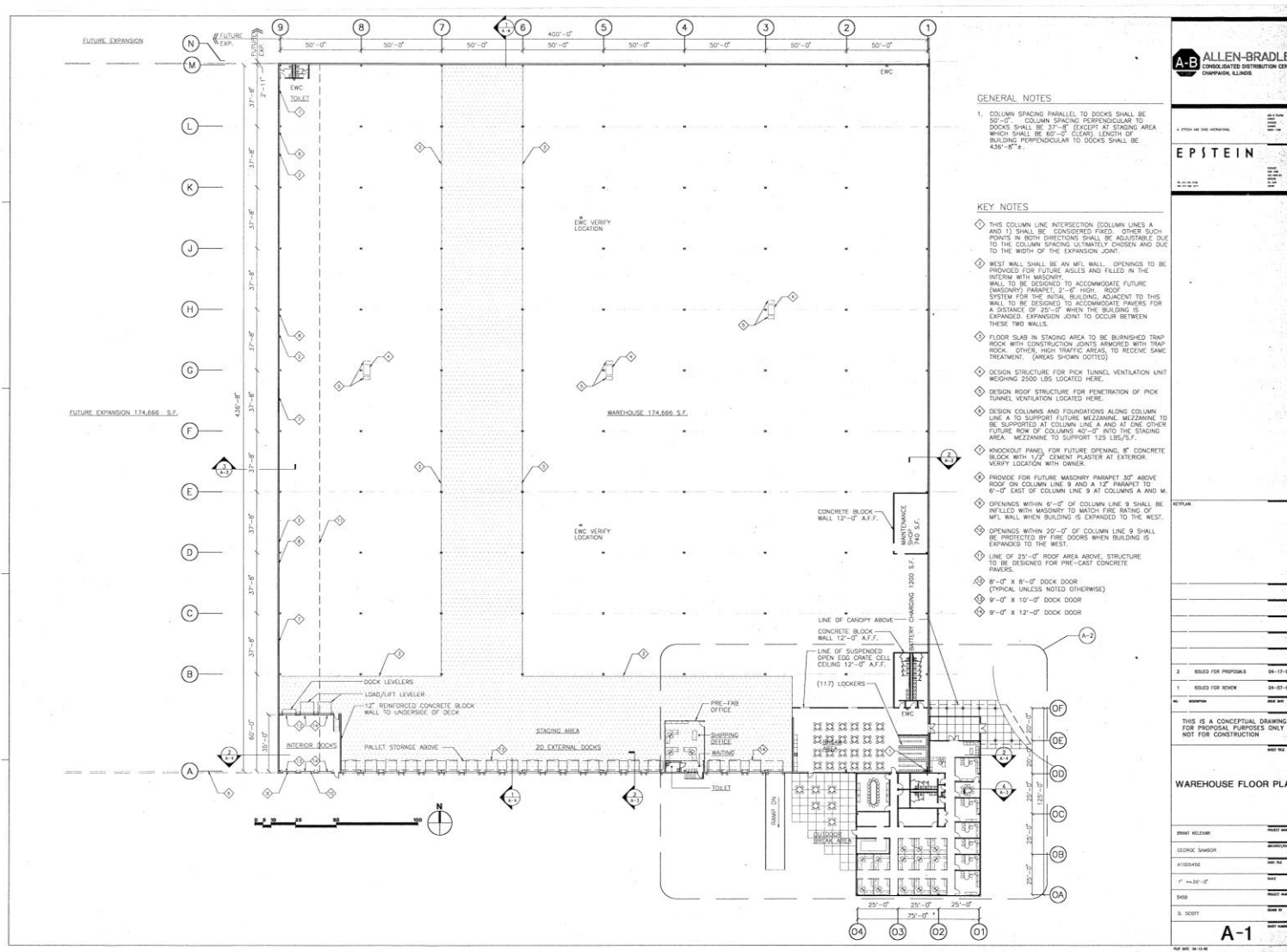


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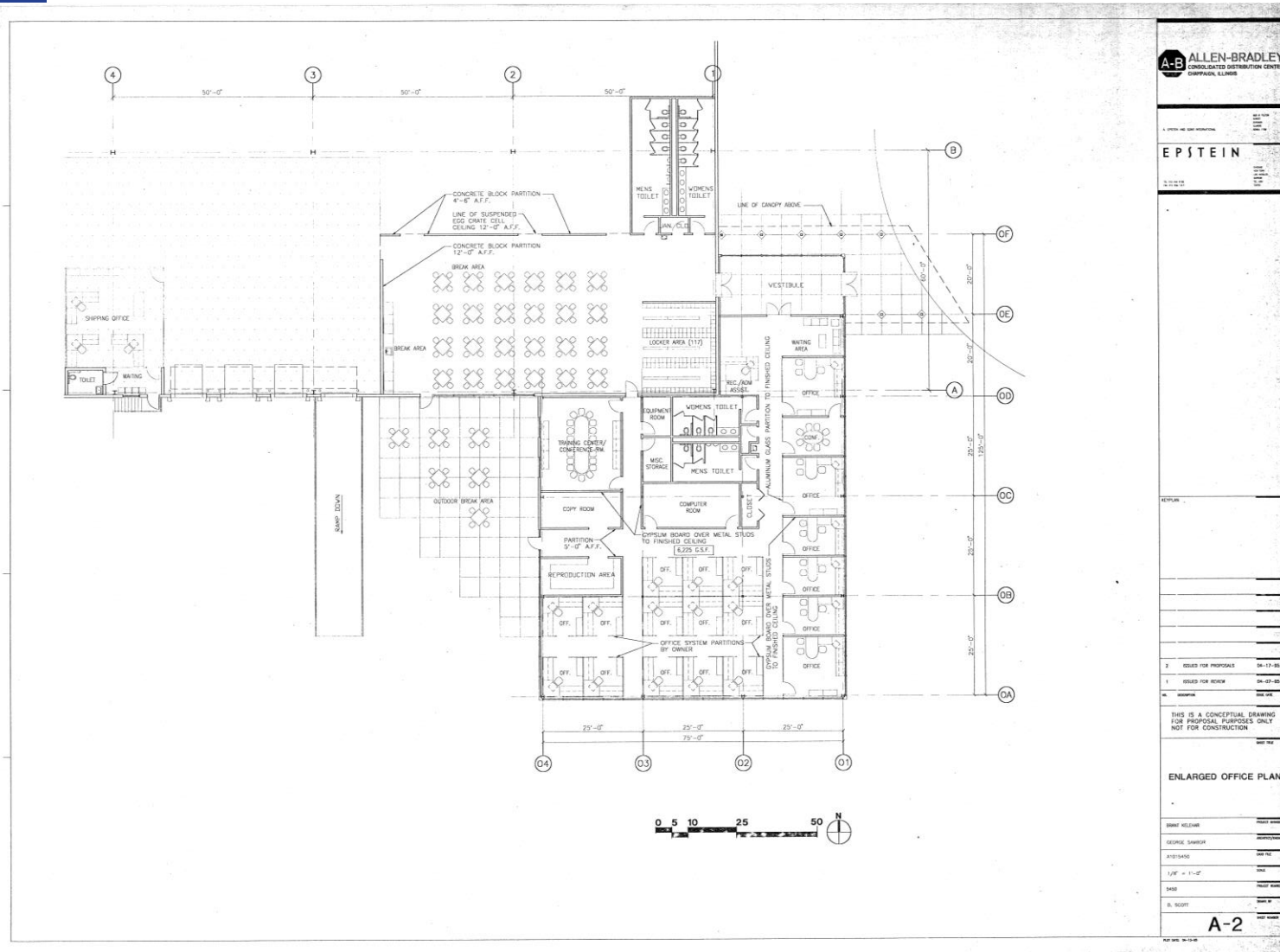
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FLOOR PLAN





OFFICE PLAN



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OFFICE PICTURES



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CONTACT INFORMATION



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