

FOR SALE / LEASE



**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY

FORMER HORIZON HOBBY WAREHOUSE

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OVERVIEW

PROPERTY DESCRIPTION

The subject property was originally constructed in 1988 with additions to the warehouse in 1994, 96, 97, 00, & 08. The property sits on 10.69 acres of ground and has a total of 153,030 SF (+-21,000 SF Office & +-132,000 SF Warehouse).

The building has a rubber membrane roof, 22 dock doors, One 10'W x 12'H overhead door, ceiling height in warehouse of 23' with 21' clear height, column spans of 29'6" & 39', parking lot is a combination of asphalt and concrete surfaces and has 265 parking spaces. The building is fully sprinkled (wet system) with separate fire pump room, warehouse has large 4'-5' fans mounted on the ceiling for air circulation, radiant heat in the warehouse, motion sensor lighting, separate trucker entrance equipped with lounge and restroom, separate fire proof 4,800 SF block room in the middle of warehouse, racking system and conveyor system can come with the building, The building has 3-phase 1,200 & 800 amp, 208 volt electrical service. The office portion of the building has two levels (no elevator). The second floor has +-6,200 SF and the remaining +-14,800 SF is on the first floor.

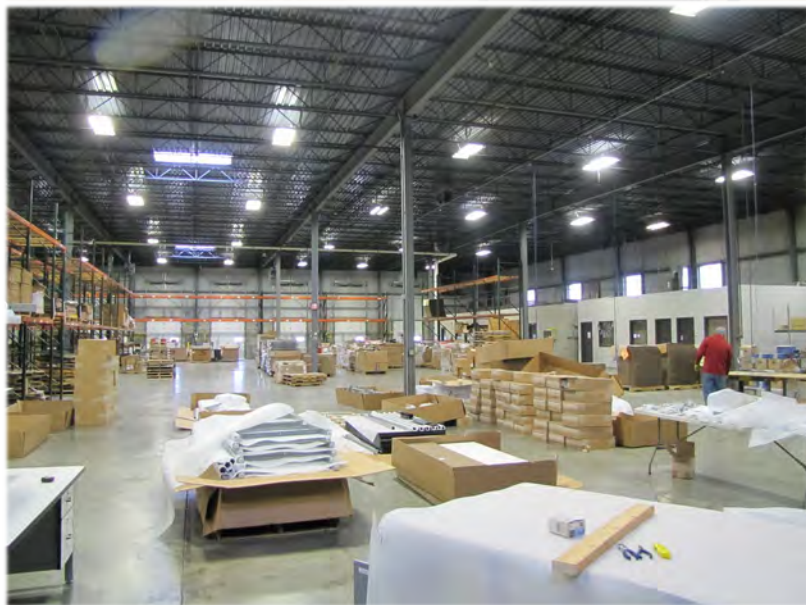
The office space consists of a large dedicated server room, training room, conference rooms, kitchen area, open work space, large offices, and inviting reception area.

PROPERTY INFORMATION

Sale Price	\$6,850,000
Lease Price	\$3.50 - \$4.00 / SF NNN
Building Size	153,030 SF
Lot Size	10.62 AC
Tax Pin	03-20-09-351-008
Zoning	IN-1 Light Industrial
NNN Estimates	\$1.36 / SF
Available Space	24,000 – 153,030 SF



Building Specifics

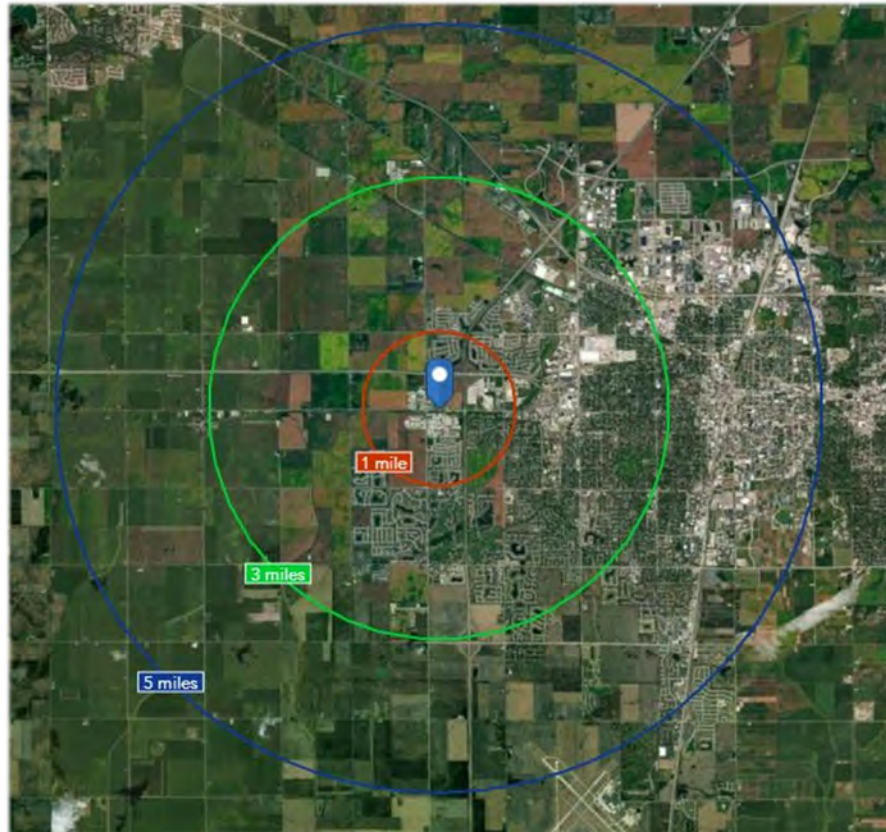


Building Size	153,030 SF
Office Space	+/- 21,000 SF
Warehouse Space	+/- 132,000 SF
Drive-in-Doors	1 (10'W x 12'H)
Total Dock High Doors	22
Roof	Rubber Membrane
Clear Ceiling Height	21'
Column Spacing	29'6" x 39'
HVAC	Office Only
Sprinkled	Yes- Wet System w/ Separate Fire Pump Room
Power	1,200 + 800 AMP 208 V 3-Phase
Rail	No
Heating	Radiant Heat in Warehouse
Parking	265 Spaces
Back-up Generator	Can be Added
Lighting	Motion Sensor Lighting
Server Room	Yes w/ Fire Suppression, Alarm, AC

Area Overview

AREA OVERVIEW

Subject property is located in west Champaign and just north of the intersection of Springfield Avenue (Route 10) and Staley Road. The property has access to Interstate 57/72/74 within five minutes from site.



DEMOGRAPHICS

POPULATION	3-MILES	5-MILES	10-MILES
2010 Population (Census)	44,343	106,409	163,711
2018 Population	47,399	115,221	176,281
2023 Population (Projected)	49,257	120,752	184,380

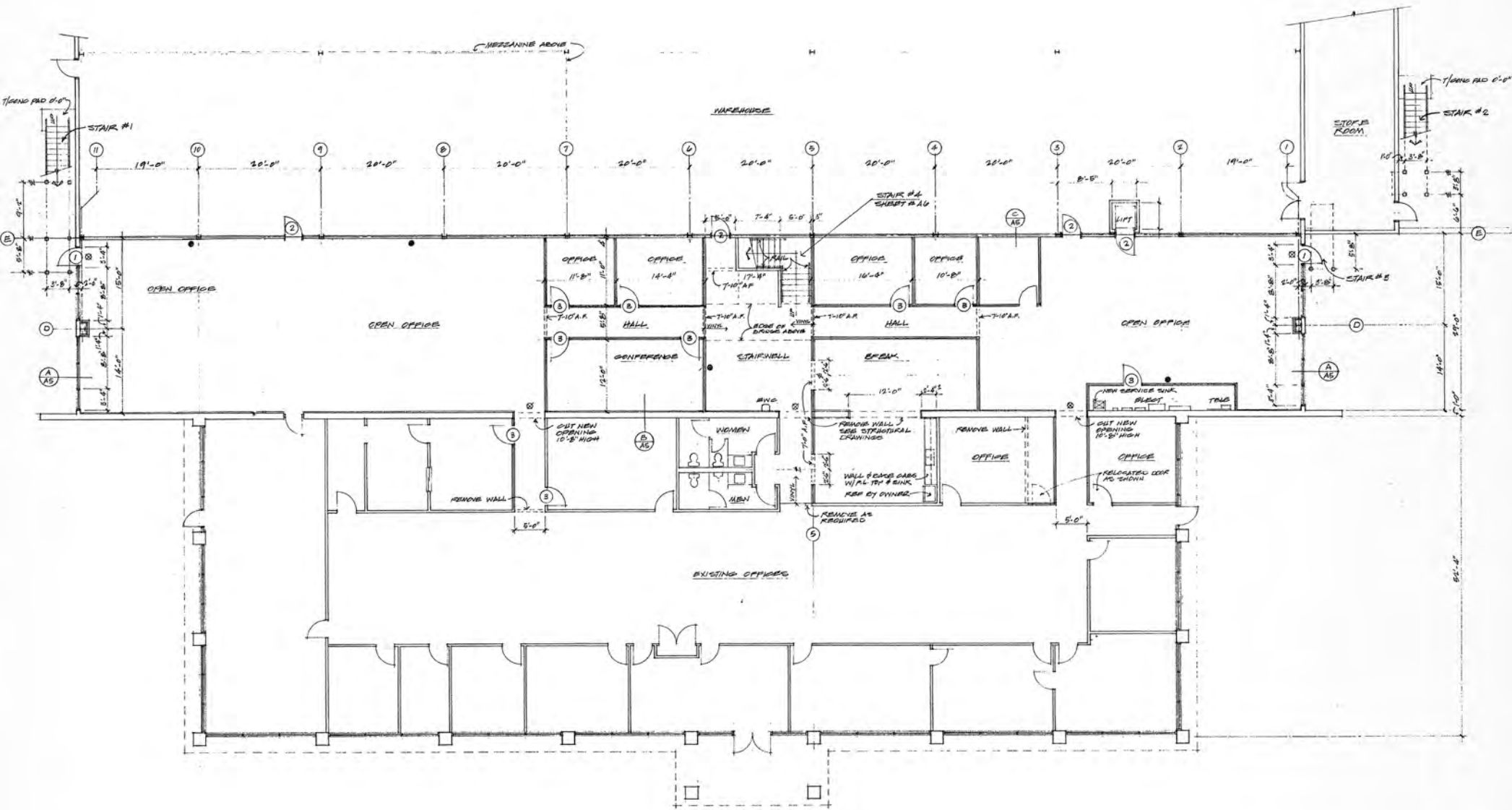
HOUSHOLDS	3-MILES	5-MILES	10-MILES
2010 Households (Census)	2,040	41,465	66,020
2018 Households	2,320	45,337	71,465
2023 Households (Projected)	2,466	47,827	75,026

INCOME	3-MILES	5-MILES	10-MILES
2018 Median HH Income	\$63,069	\$41,278	\$46,225
2018 Per Capita Income	\$37,432	\$27,937	\$29,937

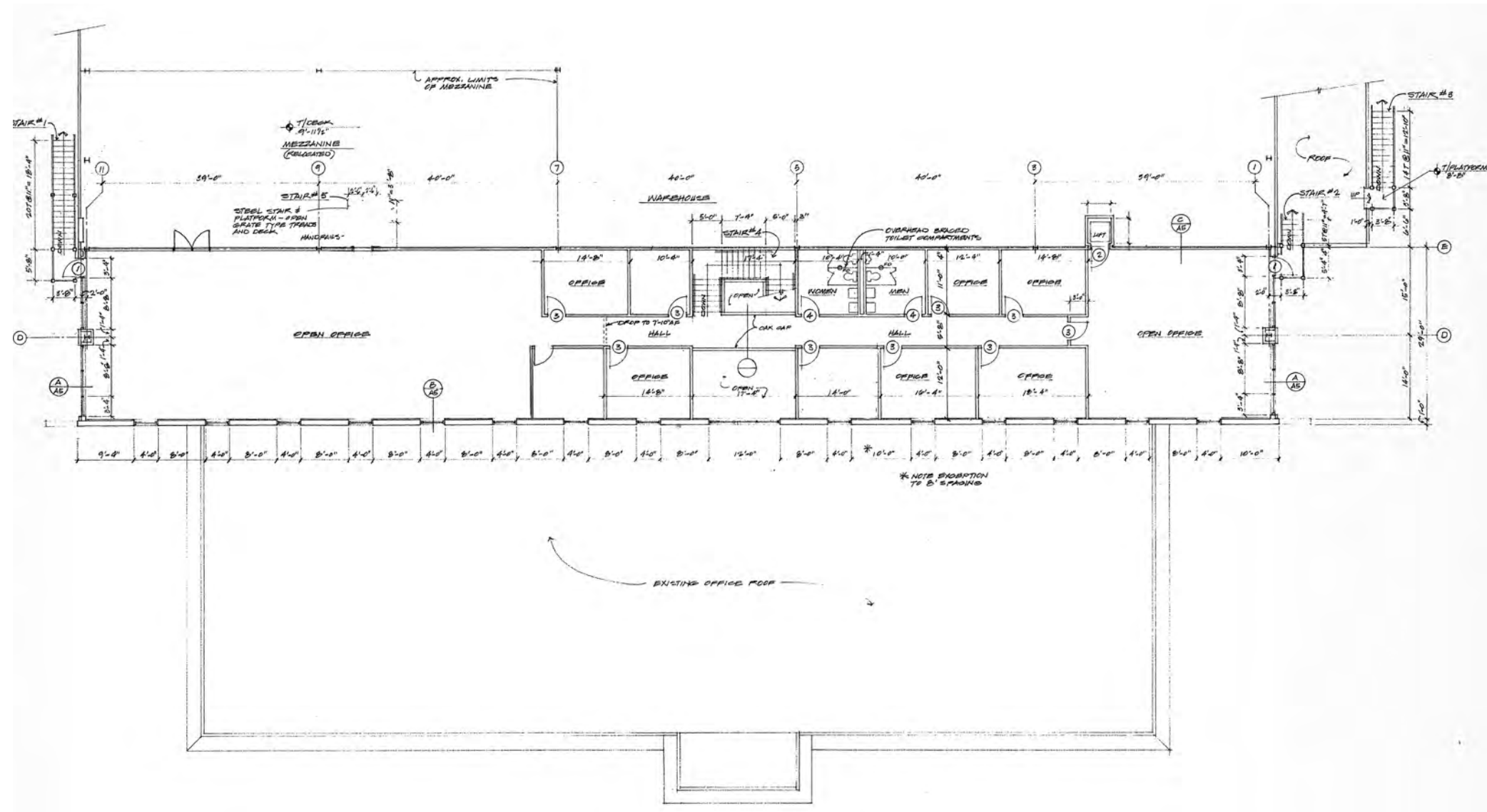
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Office Space Floor Plan – First Floor



Office Space Floor Plan – Second Floor



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Plat



Aerial



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Pictures



HIGHLIGHTS



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- Fiber Internet
- 22 Dock Doors
- 1 Overhead Door
- 21' Clear Height Ceilings
- 3-Phase 1,200 + 800 amp, 208 Volts

Contact Information:

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