



1604 - 1608 RION DRIVE

CHAMPAIGN, ILLINOIS

AVAILABLE

66,254 SF

(Includes All Structures /
Divisible)

FOR SUBLEASE

(Through February 28, 2036)

MANUFACTURING /
OFFICE / LAB / CLEAN
ROOMS / DATA CENTER

- Heavy Infrastructure
- Prompt Access to I-57
- Nationally Reknowned University of Illinois Nearby
- Pro-Business Community
- Strong Skilled Labor Pool

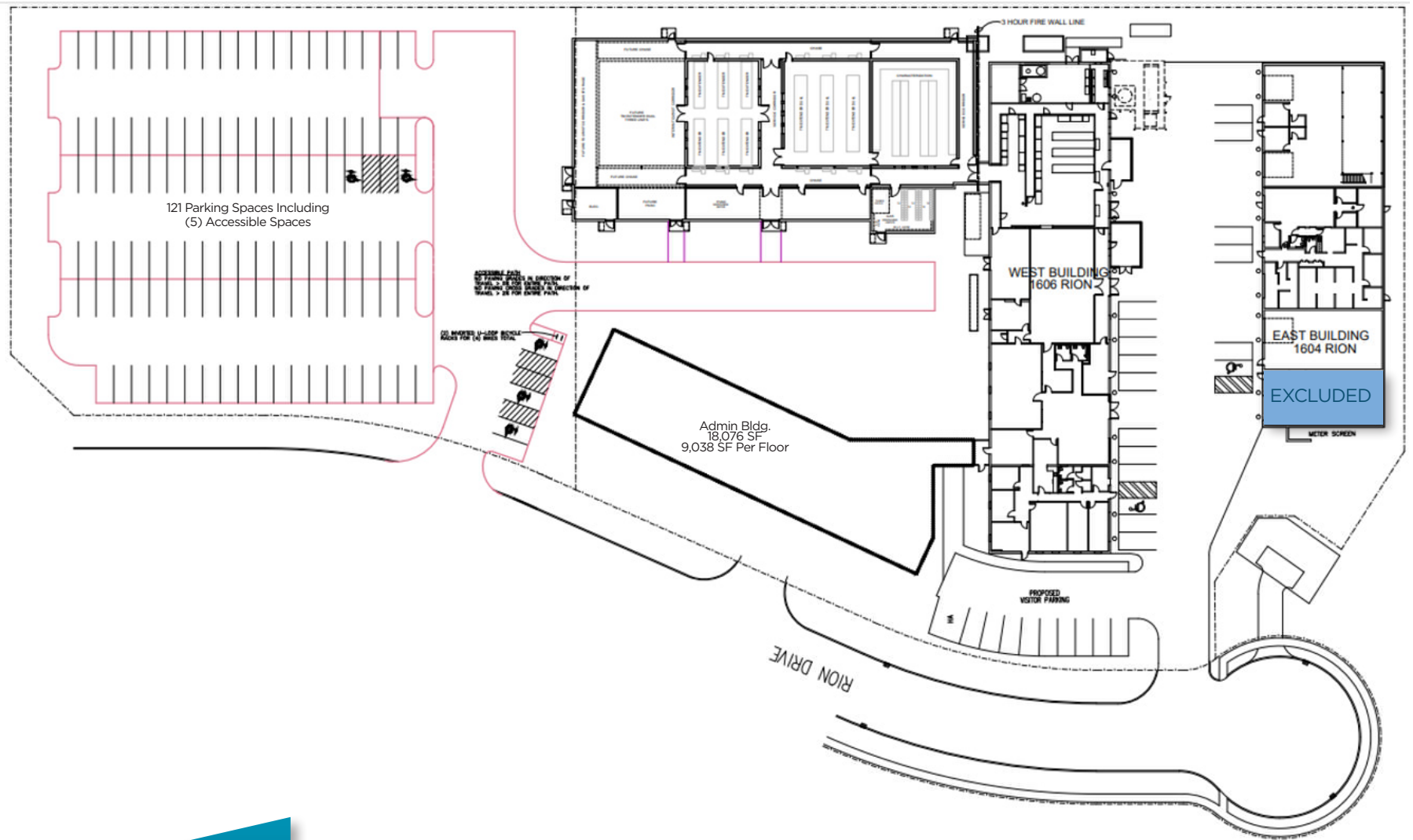


PROPERTY HIGHLIGHTS

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 Within Building Size (6 Clean Rooms: 5 Ballroom ISO Clean Rooms and an ISO 6 Clean Chase/Corridor)
Sublease Rate:	Subject to Offer



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

AERIAL MAP

1604 - 1608 RION DRIVE
CHAMPAIGN, IL





**For more information,
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