

MANUFACTURING WAREHOUSE

FOR SALE/LEASE



**COLDWELL
BANKER
COMMERCIAL**

1303 E. Voorhees St., Danville, IL 61832

DEVONSHIRE REALTY



PROPERTY OVERVIEW

The total building size is 119,260 SF with the breakdown as follows:

- Main Office: 2,300 SF
- Production Offices: 11,000 SF
- Production Warehouse: 105,960 SF
- Present income - \$133,950
- Present Occupancy - 48%
- Potential income - \$279,650

Building also features:

- 2" Water Meter
- 4" Gas Meter
- 277/480 V, 3PH, 10,000 Amps Electric
- Fully Sprinkled (Wet)
- 28' Peak and 20' side ceiling height
- (3) Truck Docks (Expandable to (12) Docks)
- Drive-in doors: (2) 14'x12', (2) 16'x16', & (2) 8'x10'
- 6" floor and numerous press foundations

FOR MORE DETAILS CONTACT:

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Coldwell Banker Commercial Devonshire Realty

Cell 217-918-0871
Fax 217-352-5513

201 W. Springfield, 11th Floor
Champaign, IL 61820

DETAILS

BUILDING SIZE: 119,260 SF
SALE PRICE: \$1,200,000
LEASE PRICE: \$2.50/SF/GROSS
LOT SIZE: 8.86 ACRES
PARKING: 90 SPACES
ZONING: I-2 Heavy Industrial
YEAR BUILT: 1967/1973

AREA DESCRIPTION: Conveniently located near Interstate 74 in Danville's Heavy Industrial Park. Just 92 miles from Indianapolis International Airport, 40 miles from I-57, 150 miles from O'Hare International Airport, and 220 miles from Lambert-St. Louis International Airport, this facility is ideal for Industrial or Logistics use.

www.CBCDR.com

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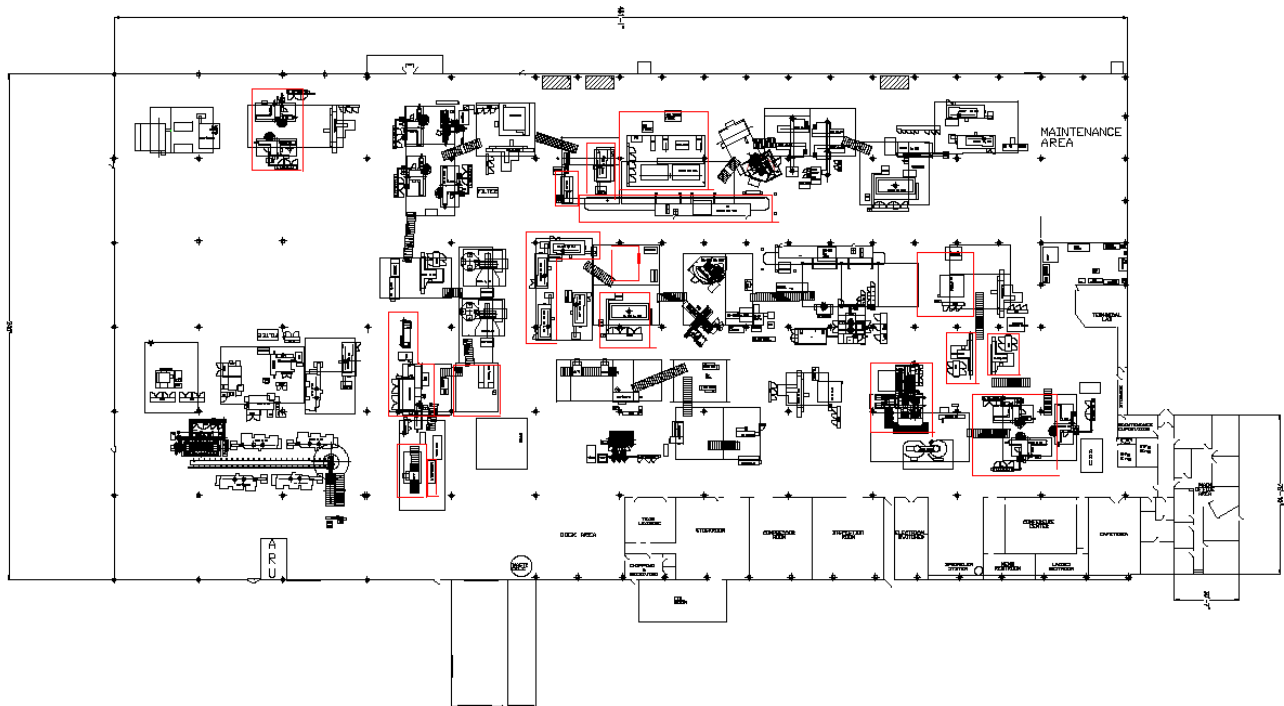
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