

FOR SALE

\$1,900,000



1303 E. Voorhees St.,
Danville, IL 61832

PROPERTY INFORMATION

BUILDING SIZE

119,260 SF

LOT SIZE

8.86 AC

PARKING

90 Spaces

ZONING

I-2 Heavy Industrial

YEAR BUILT

1967-1973

TRAFFIC COUNT

E Voorhees – 26,500 AADT

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.

PROPERTY DESCRIPTION

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

- **Main Office:** 4,000 SF
- **Production Offices:** 6,600 SF
- **Production Warehouse:** 108,600 SF
- **Present Income:** \$228,060
- **Present Occupancy:** 91%
- **Cap Rate:** 9%

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



Larry Kuchefski
217-918-0871
lk@cbcdr.com

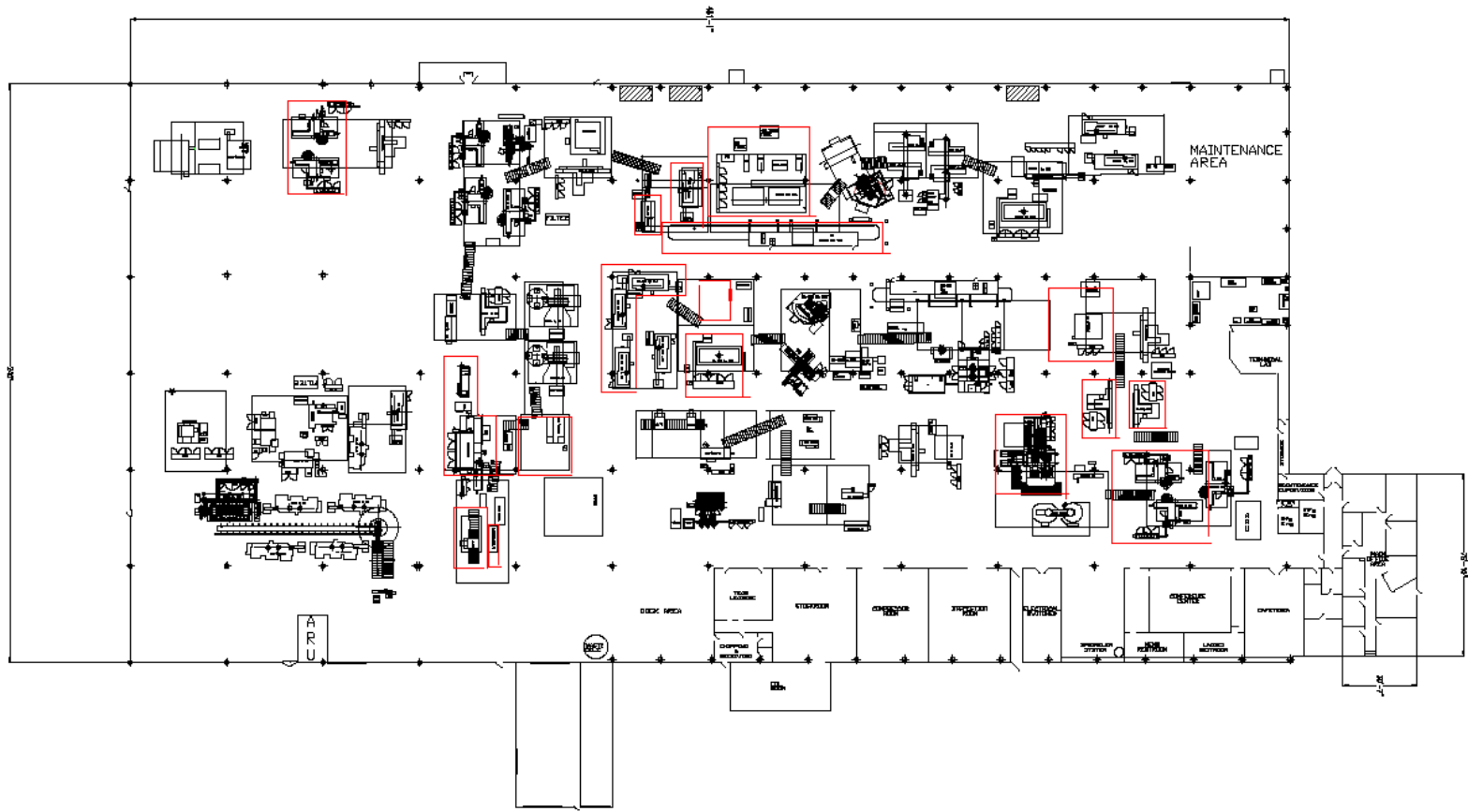


INDUSTRIAL

CBC Devonshire Realty
201 W. Springfield Ave., 11th Fl.
Champaign, Illinois 61820
217-352-7712

FOR SALE

\$1,900,000



Larry Kuchefski
217-918-0871
lk@cbcdr.com



INDUSTRIAL

CBC Devonshire Realty
201 W. Springfield Ave., 11th Fl.
Champaign, Illinois 61820
217-352-7712