

\$1,200,000

**800 South Gilbert St., Danville, IL 61832**

Property Information

BUILDING SF

193,040

LOT SIZE

21 AC

ZONING

I-1 Light Industrial

AREA DESCRIPTION

Conveniently located just off Interstate 74's Gilbert Street near the Illinois/Indiana border. Site is within 40 minutes of Interstate 57 and Champaign's Willard Airport, 90 minutes from the Indianapolis International Airport, and 150 miles for Chicago's Midway and O'Hare Airports.

PROPERTY DESCRIPTION

This 193,000 SF warehouse, on 21 acres, has ceiling clearances from 14' to 23'. Building has 6" reinforced concrete floors, 10 truck docks, 3 overhead doors, and is fully sprinkled. Utilities include: 220/480V – 4,000 Amp service, 6" gas main, and 8" sewer main. Divisible up to 90,000 SF for leasing investors.

List price is \$1,200,000 with an opening bid of \$695,000. Property may be sold any time prior to event. Offers are subject to Seller's approval. See RealtyHive for additional disclosures and details.

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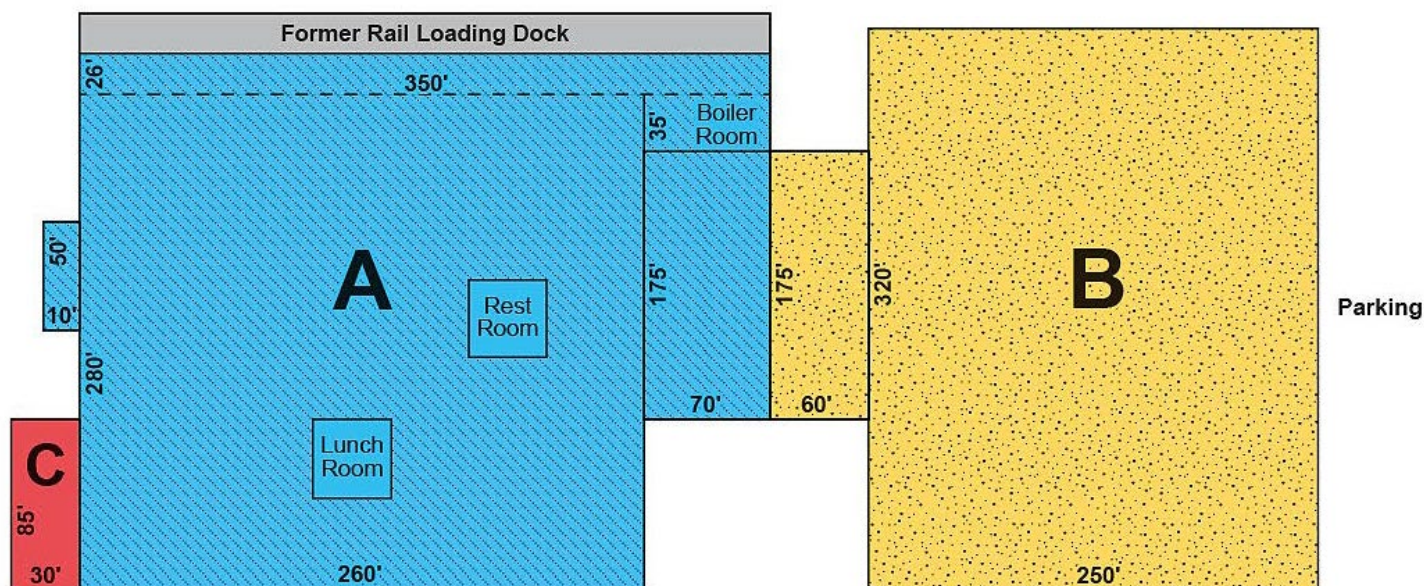
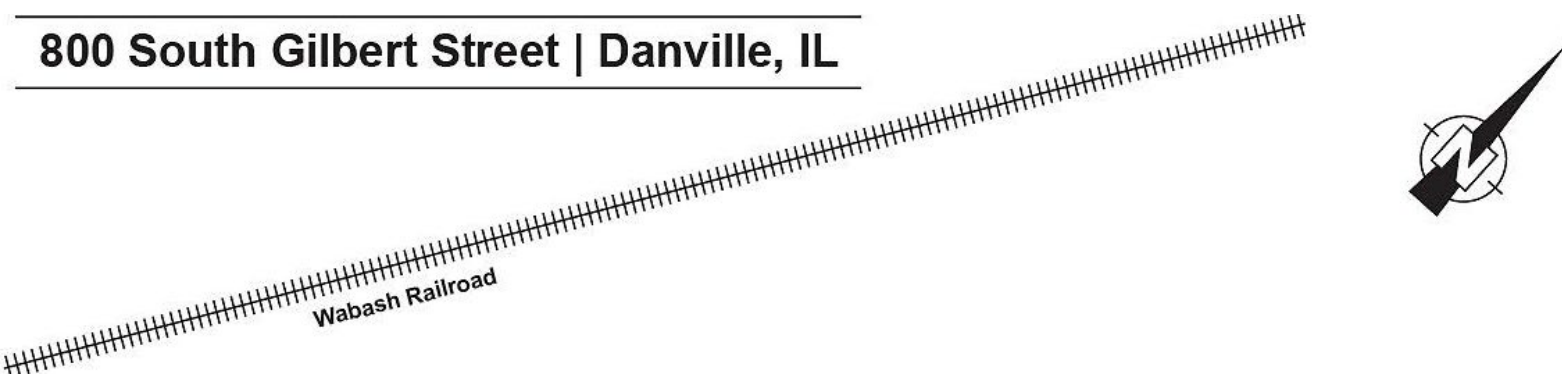
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**Coldwell Banker Commercial
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201 W. Springfield Ave., 11th Fl.
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\$1,200,000

Floor Plan

800 South Gilbert Street | Danville, IL



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