

FOR LEASE

\$2.50 / SF / Modified Gross



202 Eastgate, Danville, IL 61832

Property Information

AVAILABLE SF

45,775

BUILDING SF

110,519

TAX PIN

22 12 451 043

ZONING

I-2 Heavy Industrial

MINIMUM TERM

3 Years

AREA DESCRIPTION

This site is a part of the Eastgate Industrial Park which can be found on the east side of Danville. With easy I-74 access at Exit 220 this location is particularly ideal for businesses that expect high shipping traffic. The surrounding tenants include McLane, Autozone, ThyssenKrupp, and many more.

PROPERTY DESCRIPTION

Property is a 45,775 SF warehouse that features a 1,400 SF office, 4 loading docks, 16'-20" clear height, and 40 parking spaces.

Divisible to 17,500 SF with office and 28,275 SF warehouse only.

Property requires minimum of 3 year term.



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RETAIL



OFFICE

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**Coldwell Banker Commercial
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BANKER
COMMERCIAL
DEVONSHIRE REALTY**

Aerial



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