

OFFERING MEMORANDUM



INDUSTRIAL BUILDING FOR SALE

188 EASTGATE CT.
DANVILLE, IL 61834

AJ THOMA III, CCIM
217.403.3425
ajt@cbcdr.com



188 EASTGATE CT.

PROPERTY OVERVIEW

Subject property is a steel cross dock industrial building constructed in the mid 1980's and sits on 1.63 acres. The building consists of 5,000 SF with 1,250 SF (25%) of office space, 15' clear, 12 (8'9" x 9') Docks with 20,000 lbs. manual levelers, and 400 Amp 240v Single Phase Power. The building is served by all city utilities and Ameren for electrical & gas. This cross dock facility offers plenty of tractor trailer parking. The property is located in an Opportunity Zone (Census Tract 17183011200).

The property is located in Eastgate Industrial Subdivision which is located on the edge of Danville, IL and 1 mile from the Illinois/Indiana border. The property is located 1 mile from Interstate I-74 and is 41 miles east of Champaign IL via I-74, 53 miles north of Terre Haute IN via IN-63, 83 miles northwest of Indianapolis IN via I-74, and 140 miles south of Chicago IL via US-41/I-57.

OVERVIEW

Sale Price		Negotiable
Building Size		5,000 SF
Lot Size		1.63 Ac
Tax Pins		23-12-451-031
Zoning		General Industrial
Year Built		1980's
RE Tax		\$4,564.66



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BUILDING SPECIFICS



Building Size	5,000 SF
Office Space	1,250 SF (25%)
Drive-in-Doors	None
Dock High Doors	12 (8'9" x 9') 20,000 lb. Manual Levelers
Clear Ceiling Height	15'
Column Spacing	Free Span Building
HVAC	Full in Office Heat in Warehouse
Sprinkled	None
Power	400 AMP 240 V Single-Phase
Heating	Gas fired
Lighting	T-5
Parking	Plenty
Interstate Access	Within 1 mile

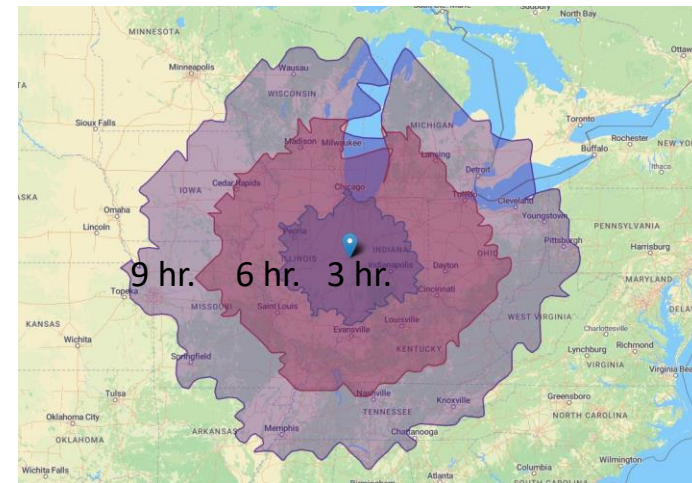
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PROPERTY HIGHLIGHTS

- 15' Clear Heights
- 25% Office Space (1,250 SF)
- 12 Dock High Doors (with Levelers)
- Interstate Access w/in 1 mile
- Opportunity Zone

DEMOGRAPHICS

POPULATION	10-MILES	20-MILES	30-MILES
2010 Population (Census)	62,075	96,741	145,166
2019 Population	59,282	92,897	141,670
2024 Population (Projected)	57,379	90,127	139,070
HOUSHOLDS	10-MILES	20-MILES	30-MILES
2010 Households (Census)	24,918	38,682	57,222
2019 Households	23,994	37,487	56,368
2024 Households (Projected)	23,258	36,446	55,410
INCOME	10-MILES	20-MILES	30-MILES
2019 Median HH Income	\$43,324	\$46,251	\$50,625
2019 Avg. HH Income	\$60,181	\$62,282	\$66,553
2019 Per Capita Income	\$24,383	\$25,387	\$26,623



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AERIAL MAP



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CONTACT INFORMATION



AJ THOMA III, CCIM
Vice President
Commercial Brokerage
217.403.3425
ajt@cbcdr.com



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