

# OFFERING MEMORANDUM



DEVONSHIRE REALTY

## INDUSTRIAL BUILDING FOR LEASE

188 EASTGATE CT.  
DANVILLE, IL 61834

AJ THOMA III, CCIM, SIOR  
217.403.3425  
[ajt@cbcdr.com](mailto: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, 11'6" max clear, 12 (8'9" x 9') Dock Doors, and 400 Amp 240v Single Phase Power. The building is served by all city utilities and Ameren for electrical (no gas service at the building currently). This cross dock facility offers plenty of tractor trailer parking.

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

Lease Price		\$2,100.00/Mo NNN
Available		Feb 1, 2023
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



# 188 EASTGATE CT.

## 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')
Clear Ceiling Height	15'
Column Spacing	Free Span Building
HVAC	Full in Office None in Warehouse
Sprinkled	None
Power	400 AMP 240 V Single-Phase
Heating	Electric None in Warehouse
Lighting	T-5
Parking	Plenty
Interstate Access	Within 1 mile

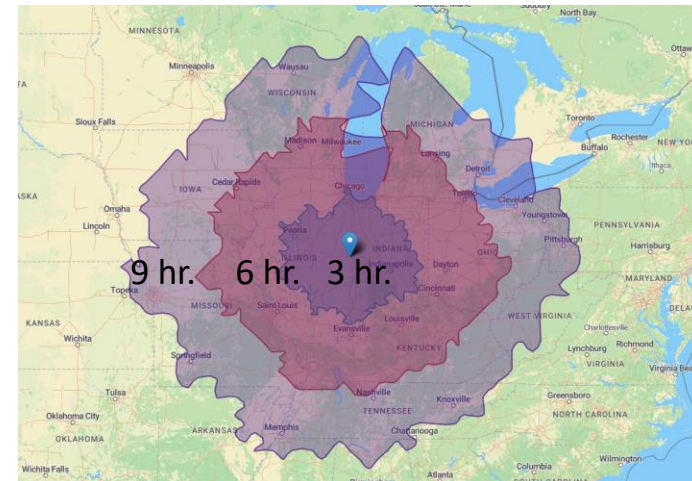
# 188 EASTGATE CT.

## PROPERTY HIGHLIGHTS

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

## 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





# 188 EASTGATE CT.

## AERIAL MAP



# 188 EASTGATE CT.



## CONTACT INFORMATION



**AJ THOMA III, CCIM, SIOR**  
**Vice President**

**Commercial Brokerage**

**217.403.3425**

**[ajt@cbcdr.com](mailto:ajt@cbcdr.com)**



**COLDWELL  
BANKER  
COMMERCIAL**

**DEVONSHIRE REALTY**