



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

17+ ACRES WITH RAIL SPUR

Sale & Lease Price: Subject to Offer

SALE / LEASE



610 W. Ross Lane

Danville, IL 61834

138,500 SF

INDUSTRIAL

WAREHOUSE

SALE & LEASE PRICE

Subject to Offer

BUILDING SIZE

+/- 138,500 SF

LOT SIZE

+/- 17.6 AC

AVAILABLE SPACE

+/- 138,500 SF

TAX PIN

23 30 200 001

ZONING

Commercial Industrial

RE TAX

\$5,793.30 = 2021

YEAR BUILT

1950

PROPERTY DESCRIPTION

Located on 17+ acres with rail access (**LEASED THROUGH 1/2027**), this property offers endless opportunities for businesses in the agricultural or transportation industries.

The property includes (2) 1-million-gallon fertilizer tanks and a 130,000 SF former fertilizer storage building, providing ample storage space for a variety of products. The three rail lines running alongside the storage building make transportation easy and efficient.

In addition to the storage facilities, the property also features a 1,300 SF office and a 7,200 SF workshop, perfect for administrative and operational activities. There is also potential for a truck scale, adding even more convenience for businesses that need to weigh their products before transport.

This property has the potential to be the perfect home for a variety of industrial uses, from manufacturing to storage and distribution. It's a rare find, so don't miss out on the opportunity to make it yours!

AREA DESCRIPTION

Located in Vermilion County, the subject site is less than 2 miles from Interstate 74's Tilton exit. Surrounding businesses include: Lebanon Seaboard, R&L Carriers, XPO Freight, Toyota of Danville, Rich's Dinner, and Truscelli Collision & Repair.



LARRY KUCHEFSKI

Illinois/Indiana Licensed Designated Managing Broker

217-918-0871

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**COLDWELL BANKER COMMERCIAL
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201 W Springfield Ave. 11th Floor

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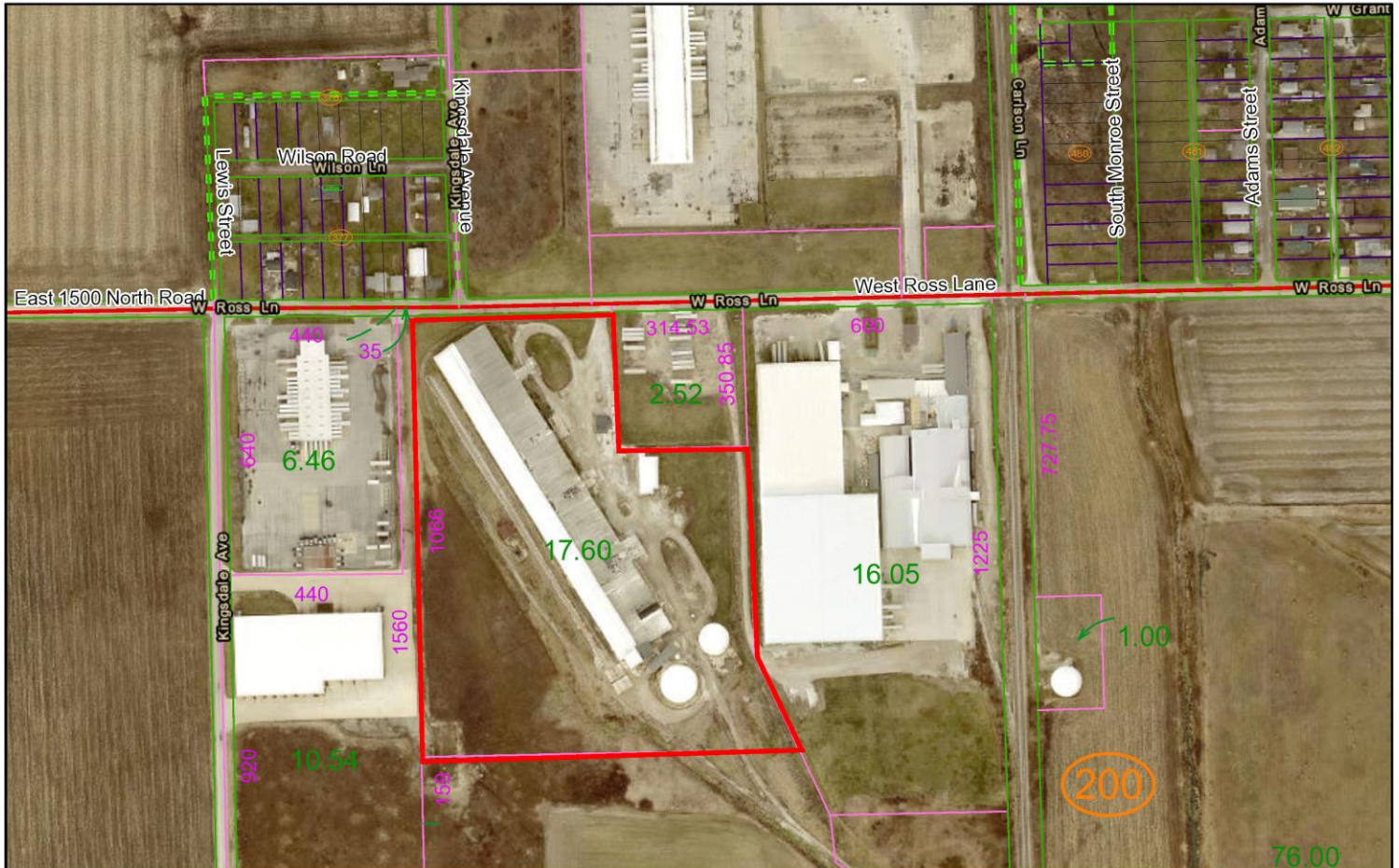
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PLAT MAP



2/14/2023

- 1 inch -
Scale - 1:4,000

1 inch = 333 feet
1 inch = 0.063 miles

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AERIALS



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