

# MOVE-IN READY COLD STORAGE DISTRIBUTION FACILITY FOR SUBLEASE



COLDWELL BANKER  
**COMMERCIAL**  
DEVONSHIRE  
REALTY



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Partners with:

**cresa** ::::

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# MOVE-IN READY COLD STORAGE DISTRIBUTION FACILITY FOR SUBLEASE

## PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR), in partnership with Cresa, is pleased to exclusively offer for sublease this highly specialized 67,500 SF temperature-controlled distribution facility located at 100 Eastgate Drive in Danville, Illinois. Purpose-built for cold chain logistics and distribution, the facility combines freezer, cooler, dry warehouse, shipping, and modern office space into a single highly efficient operation. Significant recent capital improvements and existing refrigerated infrastructure provide a turnkey opportunity for food distributors, grocery suppliers, beverage companies, pharmaceutical users, third-party logistics providers (3PLs), and other temperature-sensitive operations seeking immediate occupancy while avoiding the substantial cost and lead time associated with developing comparable cold storage facilities.

Originally constructed in 1992 for Jack in the Box, the facility is situated on 5.62 acres and has been exceptionally maintained throughout its life. Approximately \$800,000 of capital improvements were completed in 2024, enhancing the property's operational reliability and reducing future capital requirements. The building features a 15,648 SF freezer maintained between -10°F and -20°F with approximately 1,000 pallet positions, a 5,862 SF cooler maintained between 35°F and 40°F with approximately 600 pallet positions, and 42,500 SF of high-bay dry warehouse space capable of accommodating approximately 2,000 pallet positions. The warehouse offers clear heights ranging from 24'6" to 30', while the freezer and cooler areas feature 23'11.5" clear heights. Six dock-high doors currently serve the temperature-controlled loading area, supporting efficient shipping and receiving operations and the six dock-high doors in the high-bay serve the dry warehouse.

Supporting the distribution operation is a recently renovated 3,868 SF two-story office completed in 2024, featuring four private offices, a conference room, server room, restroom, elevator, and updated finishes. A separate 1,250 SF shipping office positioned between the dock banks provides dedicated logistics and dispatch space, allowing for efficient coordination of warehouse and transportation operations.

The current sublease extends through July 31, 2036, and includes three additional five-year renewal options, providing long-term occupancy flexibility for a future user. Existing refrigerated improvements would require millions of dollars and significant lead time to replicate in today's construction environment.

Strategically located immediately north of the Lynch Road and Interstate 74 interchange in southeast Danville, the property offers outstanding regional connectivity throughout the Midwest. The facility is less than one mile from the Illinois/Indiana border and provides convenient access to major population and distribution centers, including Champaign (41 miles), Terre Haute (53 miles), Indianapolis (83 miles), and Chicago (140 miles), making it well positioned for regional and multi-state distribution operations.

## PROPERTY INFORMATION

<b>Address</b>	100 Eastgate Dr. Danville, IL 61834
<b>Sublease Price</b>	\$Negotiable
<b>Space Available</b>	67,500 SF
<b>Building Size</b>	67,500 SF
<b>Zoning</b>	I-2, General Industrial
<b>Year Built</b>	1992



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## BUILDING SPECIFICATIONS



Cooler Space



Freezer Space

Building Size	67,500 SF
Available Space	67,500 SF
Office Space	3,868 SF main   1,250 SF shipping
Warehouse Space	42,500 SF (2,000 pallets)
Cooler Space (35°-40°)	5,862 SF (600 pallets)
Freezer Space (~10°-~20°)	15,648 SF (1,000 pallets)
Drive-in-Doors	1 - (8'w x 9't)
Dock High Doors	12
Clear Ceiling Height	24'6 – 30'
Column Spacing	50' x 25'
HVAC	Heat in Warehouse Full in office
Sprinkled	Yes
Power	3,000 AMP 480 V 3-Phase
Rail	No
Heating	Gas fired
Parking	83 Spaces   1.2:1,000 SF
Interstate Access	Within 1 mile: I-74

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## AERIAL MAP



Google Earth  
Image © 2022 Airbus



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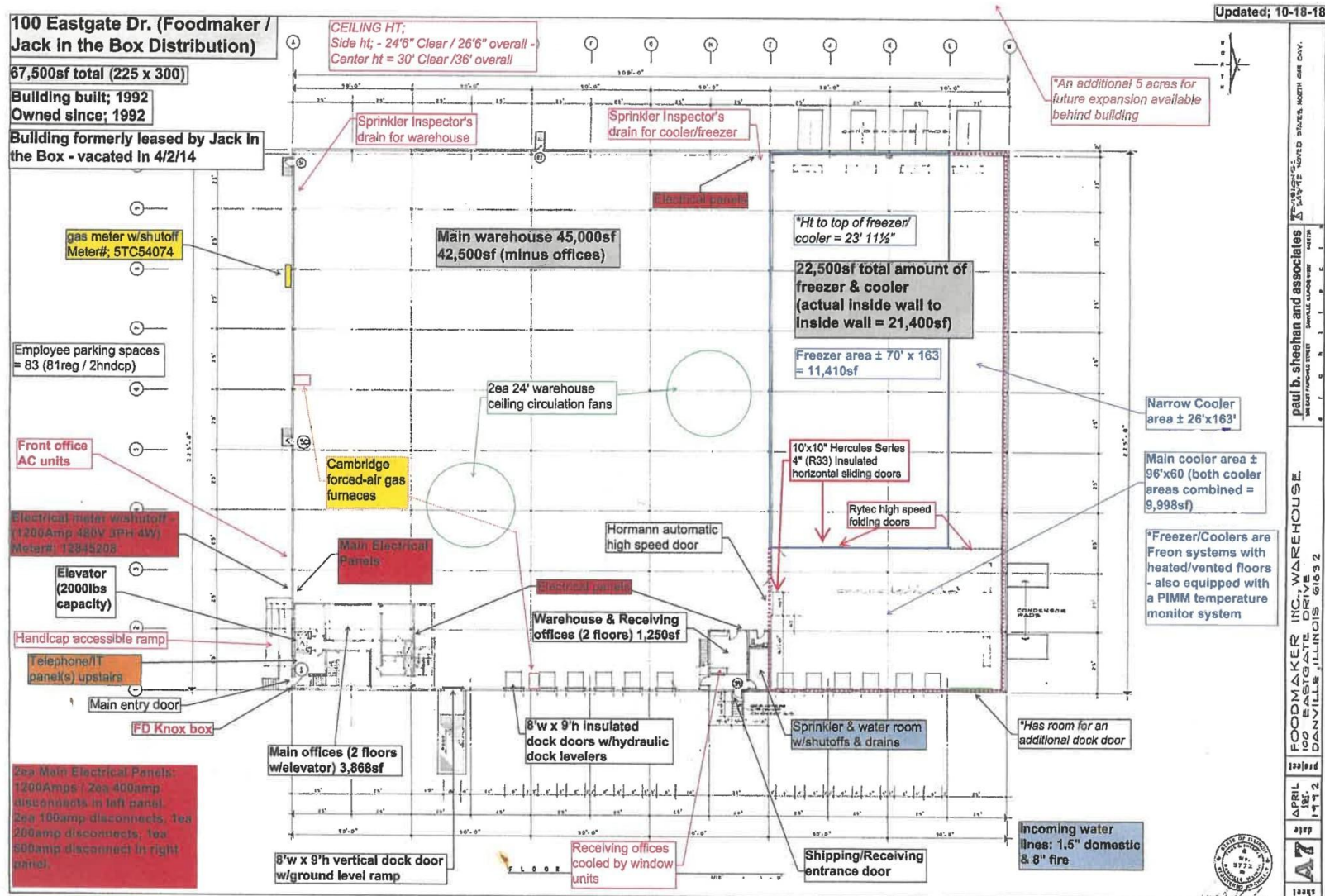
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## FLOOR PLAN



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## OFFERING HIGHLIGHTS

- 15,648 SF freezer (-10° to -20°)
- 5,862 SF cooler (35° to 40°)
- 42,500 SF high-bay warehouse
- 3,868 SF renovated office
- 3,000 AMP / 480V / 3-Phase power
- Approximately \$800K in recent improvements
- Interstate 74 access within one mile

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