

# TRANSPORTATION WAREHOUSE FOR SALE



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY



**200 E 14<sup>th</sup> Street  
Danville, IL 61832**

**AJ Thoma III, CCIM, SIOR**

**O: 217.403.3425**

**E: AJT@CBCDR.com**

**Dana Flinn-Freeland**

**O: 217.318.3496**

**E: DANA@CBCDR.com**

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY  
CHAMPAIGN, IL | 217.352.7712**



## CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Confidential Investment Summary ("CIS") is provided by Coldwell Banker Commercial Devonshire Realty ("CBCDR"), solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This CIS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR.

This CIS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CIS contains descriptive materials, financial information and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS CIS, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CIS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CIS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CIS and/or any other Information concerning the Property; (5) you will not provide this CIS or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

# TRANSPORTATION WAREHOUSE FOR SALE



## PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to present for sale this transportation warehouse located at **200 E. 14th Street, in Danville, Illinois.**

Constructed in 1973, the property has a long history of **transportation and logistics use**. It was initially occupied by United Parcel Service in ~1976, with additional industrial and service-related uses throughout the 1980's and 1990's. The property has functioned as a transportation warehouse for the past two (2) decades. Most recently, the building was occupied as a UPS facility until it was vacated.

This block-constructed building consists of **7,824 SF** and is situated on **1.6 acres**. The layout includes ~622 SF of older office space and ~7,202 SF of warehouse space. The office area features a reception area, one private office, and a storage closet. The warehouse offers a largely open configuration, with the exception of a 9-foot-wide concrete berm (running down the center of the warehouse) (Used for Loading and unloading van high trucks), which could be removed to further enhance functionality.

The warehouse offers a **14' clear height** (15'10" to roof deck) and is equipped with **nine (9) 14'x 19.5'w drive-in doors** and **one (1) dock-high door** (interior not at dock height), making it well suited for distribution, fleet operations, or light industrial users. Additional warehouse features include two restrooms, two smaller work rooms, 225 Amp 480V 3-Phase power, and a mezzanine with an office and a locker room.

Strategically located on Danville's west side, the property is within one-half mile of Interstate 74 via the Ramp Road interchange, offering convenient regional access. Danville 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, providing strong connectivity to key Midwest markets.

## PROPERTY INFORMATION

Address	200 E 14 <sup>th</sup> Street Danville, IL 61832
Sale Price	\$400,000
Building Space	7,824 SF
Land Size	1.59 AC
Zoning	C-2, Highway Commercial
PIN	23-20-200-042
RE Taxes	\$6,925.28 (2024 payable 2025)



# TRANSPORTATION WAREHOUSE FOR SALE



COLDWELL BANKER  
**COMMERCIAL**  
DEVONSHIRE  
REALTY

## PICTURES

---



©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY**  
**CHAMPAIGN, IL | 217.352.7712**

# TRANSPORTATION WAREHOUSE FOR SALE



COLDWELL BANKER  
**COMMERCIAL**  
DEVONSHIRE  
REALTY

## PICTURES

---



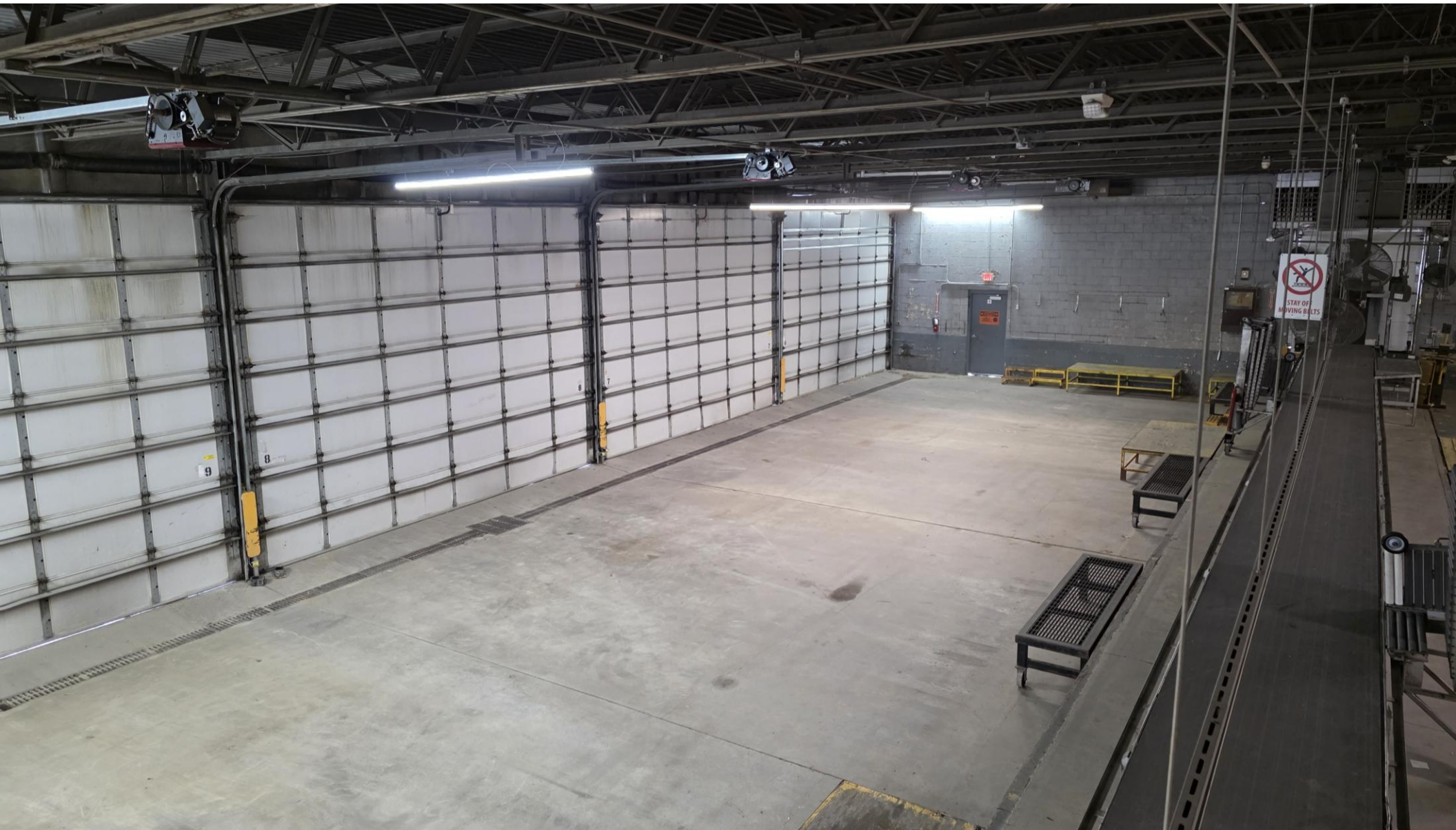
# TRANSPORTATION WAREHOUSE FOR SALE



COLDWELL BANKER  
**COMMERCIAL**  
DEVONSHIRE  
REALTY

## PICTURES

---



# TRANSPORTATION WAREHOUSE FOR SALE



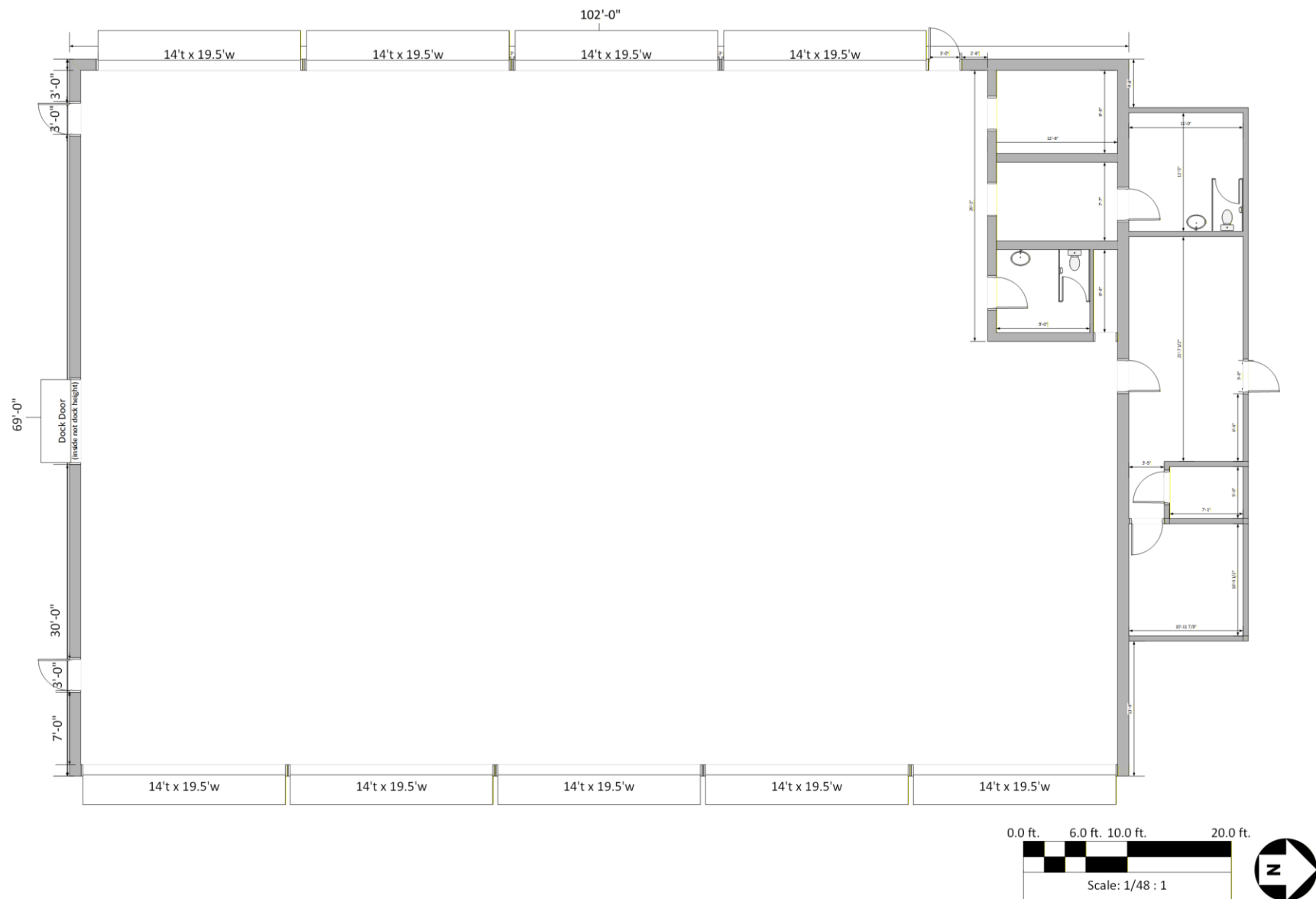
COLDWELL BANKER  
**COMMERCIAL**  
DEVONSHIRE  
REALTY

## PICTURES



# TRANSPORTATION WAREHOUSE FOR SALE

## FLOOR PLAN



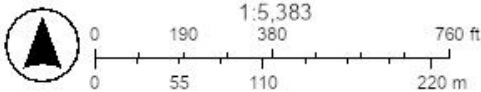
# TRANSPORTATION WAREHOUSE FOR SALE

## AERIAL

Vermilion County GIS



2/10/2026, 11:30:27 AM





**2021 ALTANSPS LAND TITLE SURVEY**

SITE ADDRESS  
200 EAST 14TH STREET  
DANVILLE B. 61832  
VERMILION COUNTY

PROJECT NUMBER

DATE	REVISION	DRAWN BY	CHECKED BY

# TRANSPORTATION WAREHOUSE FOR SALE



COLDWELL BANKER  
**COMMERCIAL**  
DEVONSHIRE  
REALTY

## CONTACT

**AJ Thoma III, CCIM, SIOR**

Senior Vice President

**CBCDR**

Illinois Licensed Real Estate Broker

**C: 217.520.3299**

**O: 217.403.3425**

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



**Dana Flinn-Freeland**

Executive Broker Associate

**CBCDR**

Illinois Licensed Real Estate Managing Broker

**C: 630.544.7952**

**O: 217.318.3496**

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



## OFFERING HIGHLIGHTS

- Established Transportation Facility
- Excellent Loading Capabilities
- Functional Warehouse Layout
- Strategic Interstate Access