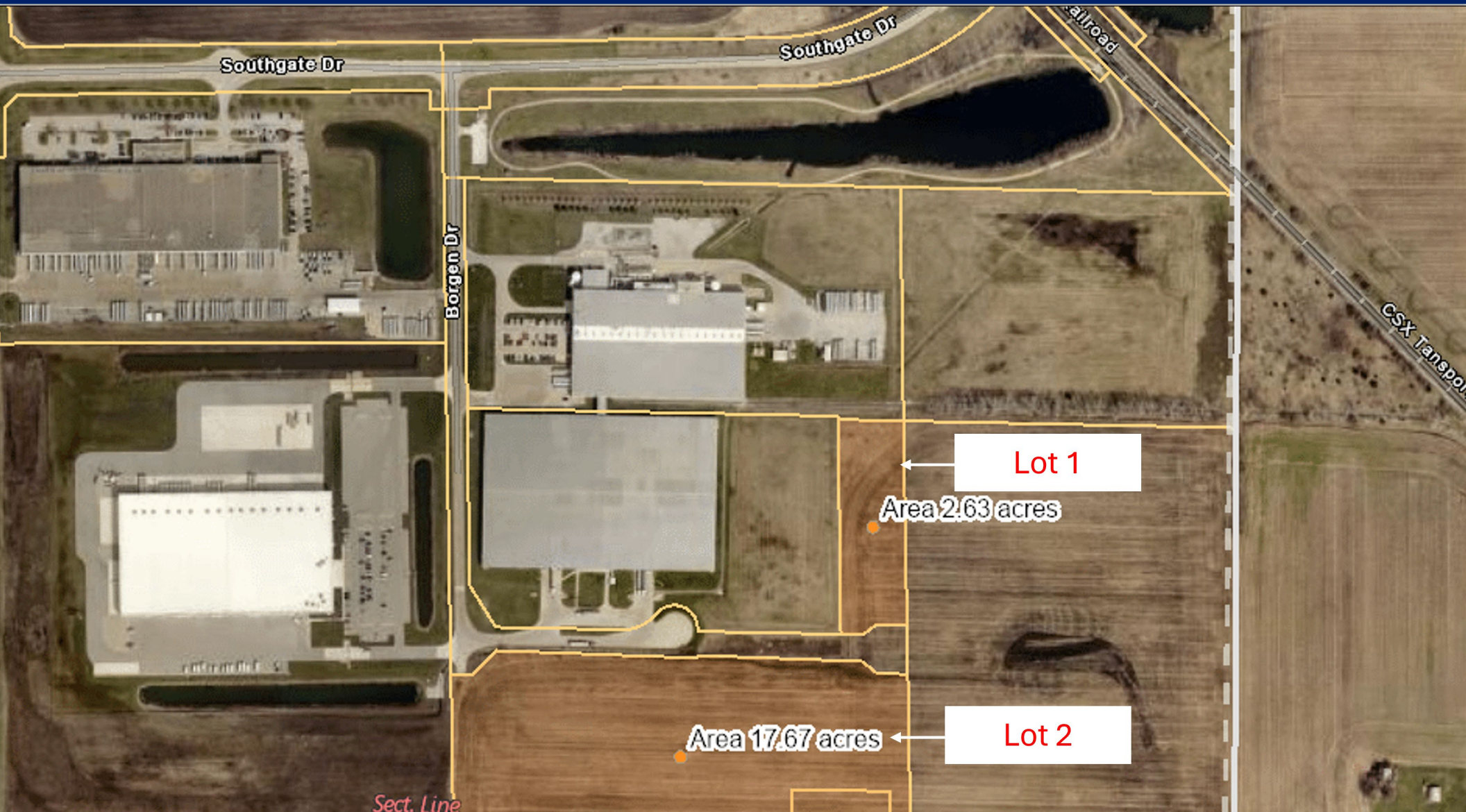


INDUSTRIAL GROUND FOR SALE



Lot 1

Area 2.63 acres

Lot 2

Area 17.67 acres

**3600 Block Borgen Dr.
Danville, IL 61834**

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INDUSTRIAL GROUND FOR SALE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to present for sale this industrial ground located in the 3600 Block of Borgan Dr, Danville IL.

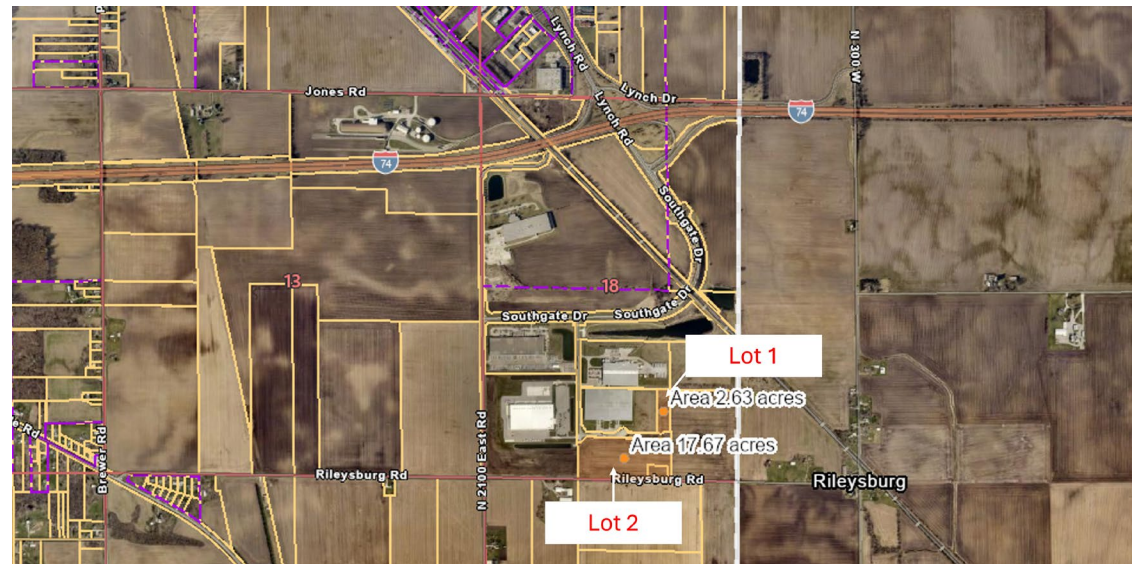
Currently, there are two (2) separate industrial land sites that could be purchased together or separately. Lot 1 (2.63± Acres) is located immediately east of Fiberteq as indicated on the aerial. Currently this parcel is a part of Lot 2, but can be demised off. Lot 2 (17.67± Acres) is located directly south of Fiberteq which also includes parcel 24-18-300-028.

Borgan Dr is located just off Southgate Dr. (south of I-74) / Lynch Rd (north of I-74) in the Southeast corner of Danville. Lynch Rd / Southgate Drive has historically been a mix of industrial to the south and Retail & Industrial to the north (Lynch Rd.). Just north of I-74 on Eastgate Dr. (access road from Lynch) is a new Golden Nugget Casino that opened in Spring 2023. This new casino will draw from about a 60 – 90 mile radius from Danville and features 500 slot machines and 14 table games along with a pair of restaurants and a Golden Nugget Sportsbook.

Danville is conveniently located 138 miles from Chicago (south via I-57), 214 miles from St. Louis (northwest via I-57/I-70), 90 miles from Indianapolis (west via I-74), 35 miles from Champaign (east via I-74), and less than .5 miles from the Indiana Border.

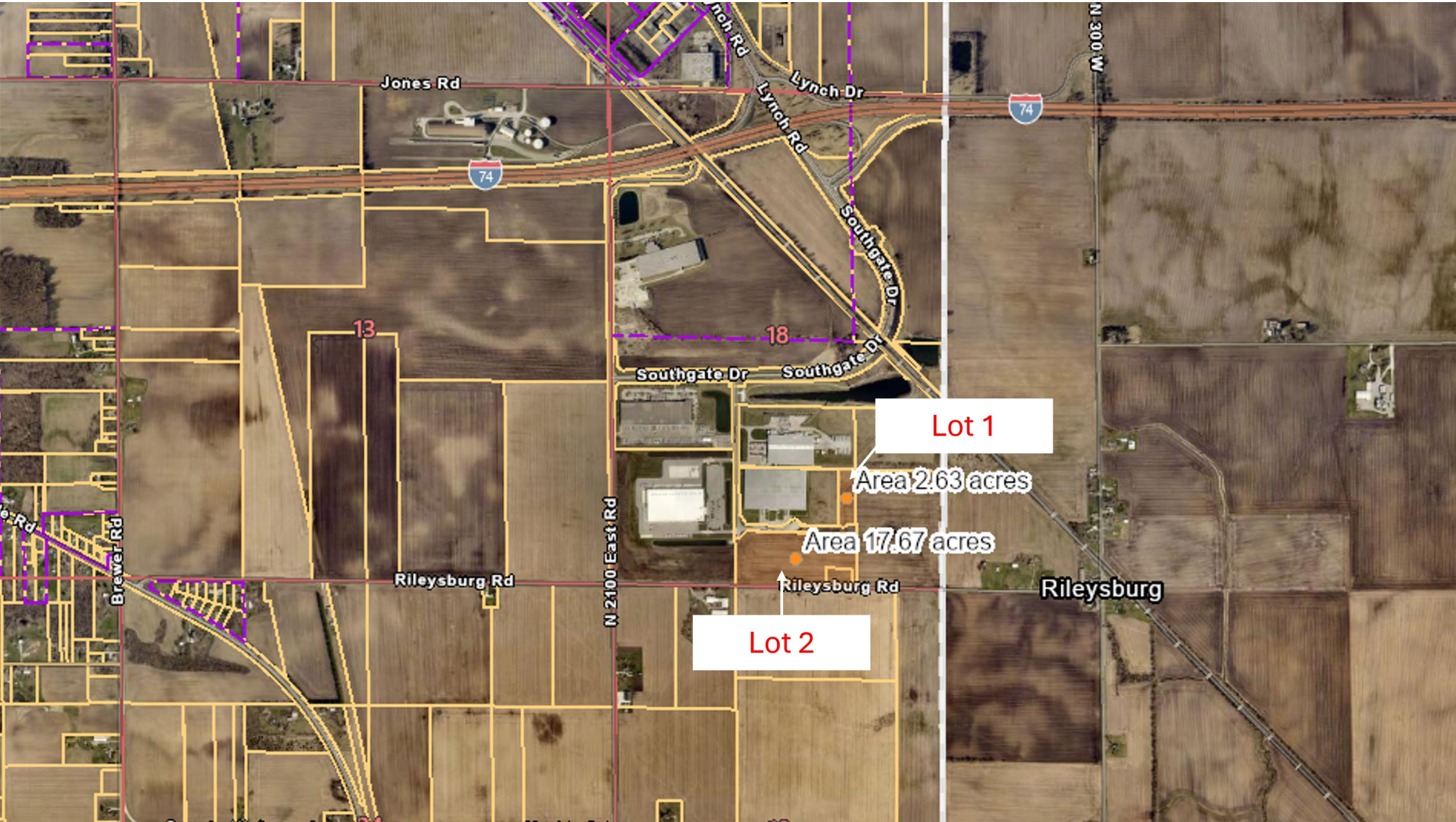
PROPERTY INFORMATION

Address	3600 Block Borgan Dr. Danville, IL 61834
Sale Price	\$40,000/Ac
Lots Available	Lot 1: 2.63± Ac Lot 2: 17.67± Ac
Zoning	I-2, General Industrial District
PINS	Lot1: 24-18-300-028 (Part of) Lot 2: 24-18-300-028 (Part of), -006
RE Taxes	\$1,426.33 (2024 payable 2025)



INDUSTRIAL GROUND FOR SALE

GIS AERIAL



INDUSTRIAL GROUND FOR SALE



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REALTY

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Dana Flinn-Freeland

Executive Broker Associate

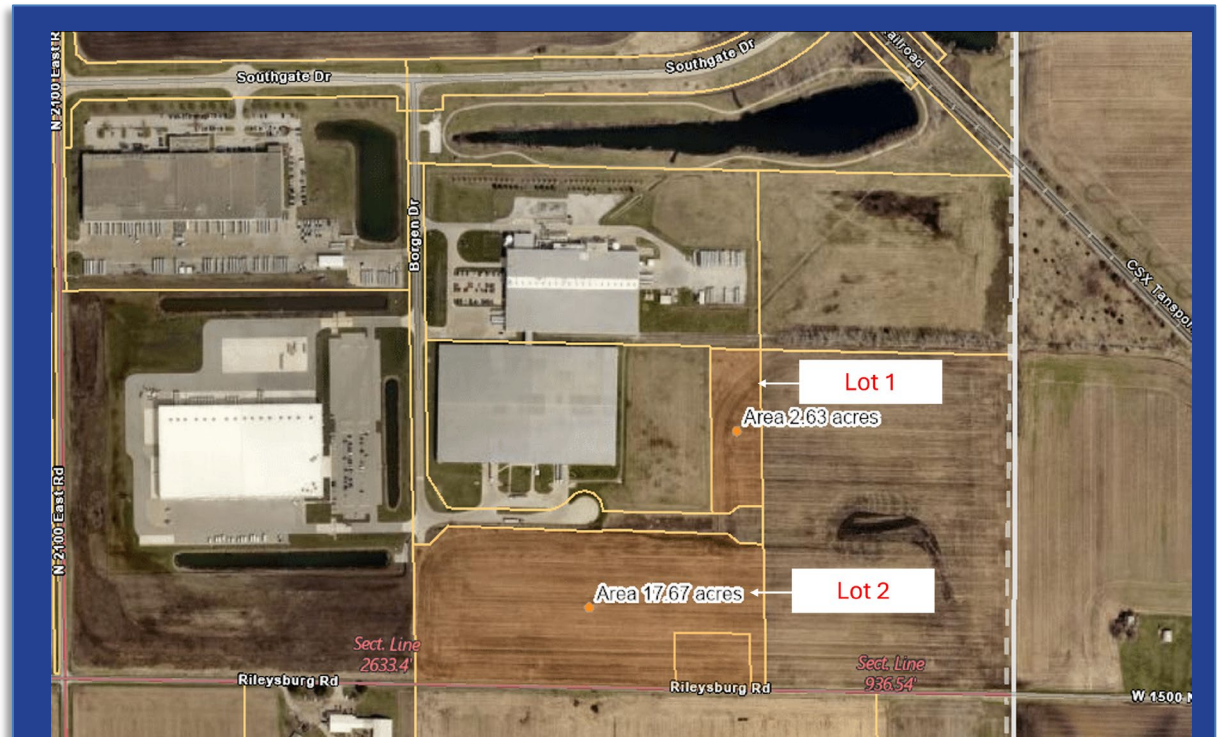
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OFFERING HIGHLIGHTS

- Flexible Industrial Land Offering
- Excellent Interstate Access
- Established Industrial Corridor
- Proximity to Indiana Border