

FREEZER/COOLER BUILDING FOR SUBLEASE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



100 Eastgate Dr.
Danville, IL 61834

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CHAMPAIGN, IL | 217.352.7712

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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) & Cresa are proud to offer for sublease this freezer/cooler facility located at 100 Eastgate Dr in Danville.

100 Eastgate Dr. was originally constructed in 1992 for Jack in the Box and consists of 67,500 SF on 5.62 acres. This freezer/cooler building is in great condition (approx. \$800K invested in 2024) and consists of: Freezer, cooler, 2 – story office with elevator, shipping office, with the balance being high bay warehouse. The freezer is 96' x 163' (15,648 SF) with 23'11.5" clear, 1,000 pallet positions at a temp of -10°-20°. The cooler is 96' x 60' (5,862 SF) with 23'11.5" clear, 600 pallet positions at a temp of 35°-40°. Currently there are 6 dock doors (8'w x 9'h) located in the cooler. The 2-story office (3,868 SF) was recently remodeled (2024) with this lease and has a conference room, restroom, server room, and 4 offices. There is also a shipping office that is 1,250 SF located between the dock banks. The balance of the building (42,500 SF) is warehouse space that features 24'6" – 30' clear heights, 2 – 24' ceiling fans and can support up to 2,000 pallets.

The current lease runs through 7/31/36 with 3 – 5 year options.

The subject property is located just north of the Lynch Rd and I-74 interchange in Southeast Danville and less than 1 mile from the Illinois/Indiana border. 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.

OVERVIEW

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



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BUILDING SPECIFICS

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



Cooler Space



Freezer Space

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AERIAL MAP



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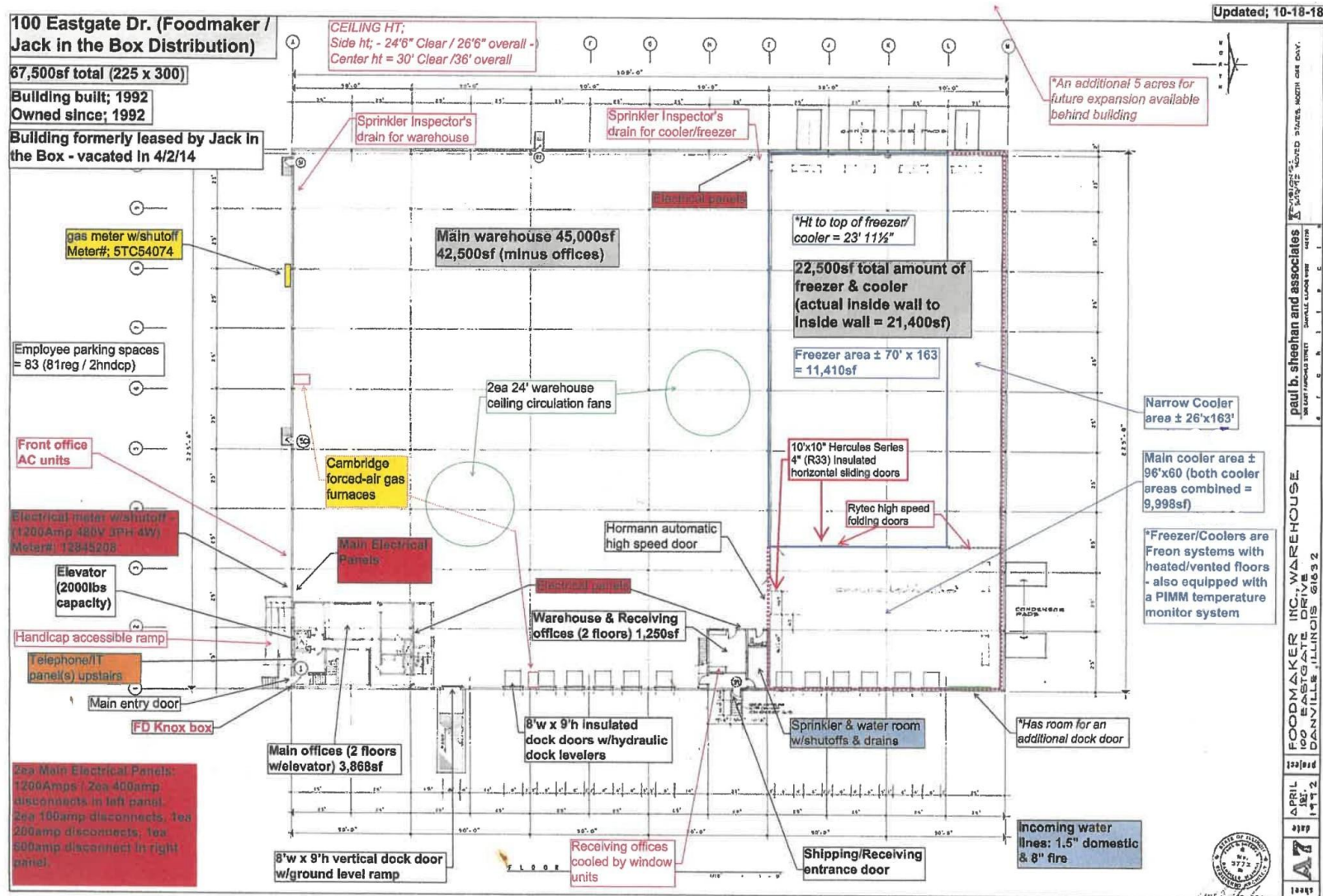
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FLOOR PLAN



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