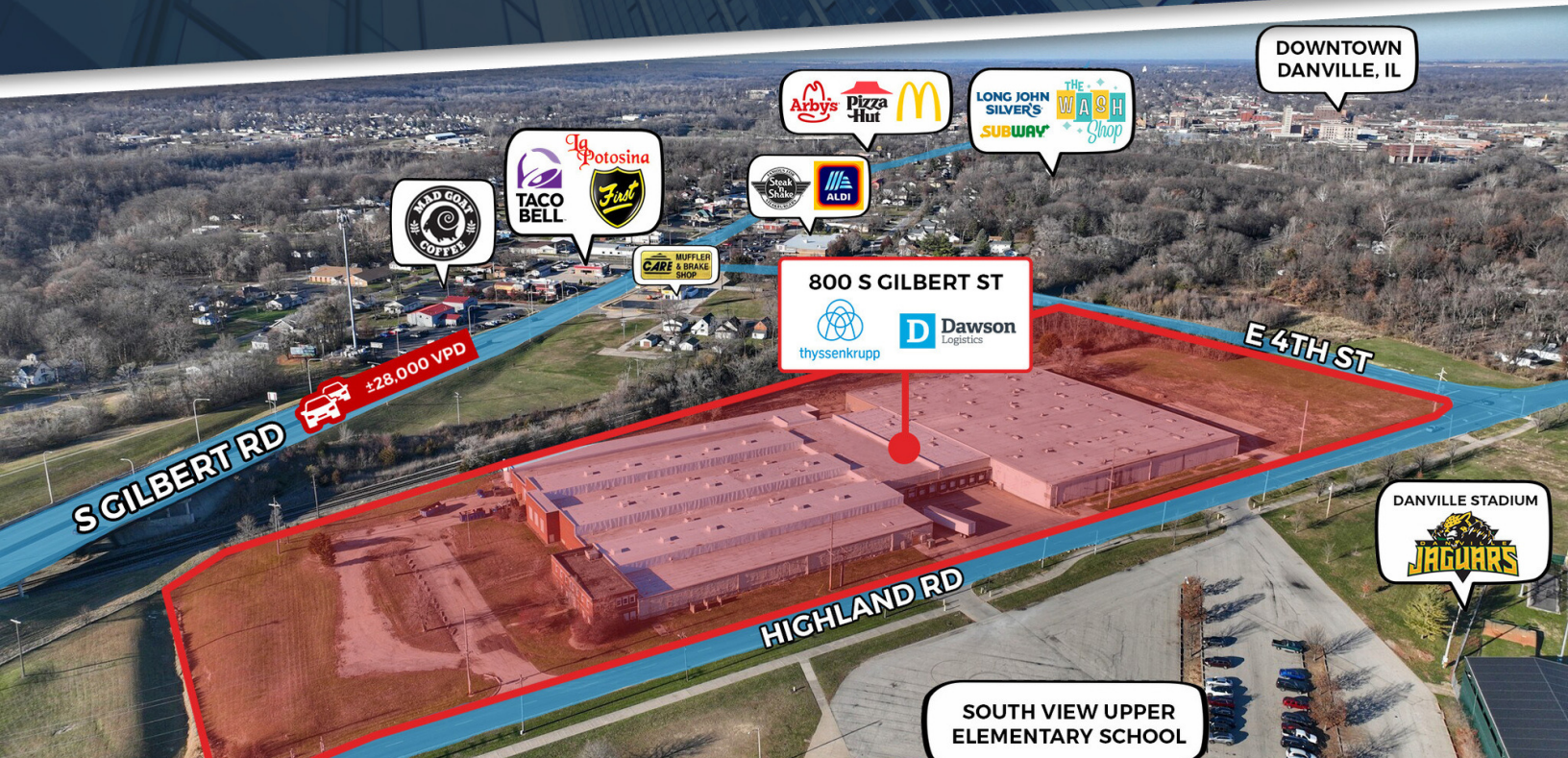


INDUSTRIAL INVESTMENT SALE

800 S GILBERT ST | DANVILLE, IL



FINANCING AVAILABLE! | THYSSENKRUPP + DAWSON LOGISTICS

800 S GILBERT STREET DANVILLE, IL 61832

PROPERTY HIGHLIGHTS:

- ±185,000 SF two-tenant industrial investment property located in Danville, IL
- Mix of national and regional credit tenancy: Thyssenkrupp and Dawson Logistics
- Significant room to increase rents; both tenants are on below-market modified gross leases
- Priced significantly below replacement cost at \$27 per-square-foot
- Major capital improvements recently completed including new roof and tuckpointing
- Sale includes undeveloped land for future development or leasing potential
- Located in Danville, IL, the county seat of Vermilion County with a population of approximately 70,000
- Strategic Midwest location approx. 90 miles from Indianapolis, 35 miles from Champaign Urbana, 150 miles from Chicago, and 270 miles from St. Louis and Detroit

FOR MORE INFORMATION PLEASE CONTACT:



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eCODE 241



ASKING SALE PRICE: \$5,300,000 | 9.20% CAP

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