

INDUSTRIAL INVESTMENT SALE

800 S GILBERT ST | DANVILLE, IL

FRIEDMAN
REAL ESTATE



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



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

The information provided herein along with any attachment(s) was obtained from sources believed to be reliable, however, Friedman Real Estate makes no guarantees, warranties, or representations as to the completeness or accuracy of such information and legal counsel is advised. All information provided is subject to verification and no liability for reliance on such information or errors or omissions is assumed. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2026 Friedman Real Estate. All rights reserved.

FOR MORE INFORMATION **PLEASE CONTACT:**



DANIEL LEVINE

daniel.levine@freg.com



STEVEN SILVERMAN

steven.silverman@freg.com



KELLEN DUGGAN

kellen.duggan@freg.com

248.324.2000

eCODE 241

