

Freezer/Dry Storage Warehouse For Sale or Lease

1536 E Fairchild St, Danville, IL 61832



Available Now

PROPERTY DETAILS

Lease Rate:	\$8-\$10 SF NNN Negotiable
Availability:	Immediate
GLA:	~73,500 SF*
Lot Size:	10.87 Acres
Year Built/Renovated:	1964/1995/2000
Construction:	Metal
Freezer Space:	25,470 SF
Dry Storage:	39,217 SF
Warehouse Office Ratio:	95% Warehouse 5% Office
Clear Height:	26'-30'
Docks (Total):	11 (10' OHD) with Dock Shelters
Power:	(2) 800A Main Panels, 600V 3-Phase
Zoning:	I-1 Light Industrial

**Source: Appraisal & Phase 1*



**SCAN TO VIEW FULL
OFFERING MEMORANDUM**

PROPERTY HIGHLIGHTS

73,500 SF Food-Grade Warehouse | 10.87 Acres | Immediate Availability

- Functional Layout: 25,470 SF Freezer | 39,217 SF Dry Storage (Includes 13,212 SF Previously Refrigerated Area That Could Be Upgraded)
- Property Highlights: 26'-30' Clear Height | (11) Dock-High Doors with Shelters
- Substantial Power: (2) 800 Amp Panels | 600V 3-Phase
- 2026 CapEx: Partial Duro-Last Roof Covering (Sections A-C), LED Lighting, Upgraded Fire Protection, Site & Drainage Improvements
- Secure Site: Perimeter Fence, Razor Wire, Alarm System & Manual Gate Access
- Strategic Location: 2 Miles to I-74 (27,200 VPD) | Access to I-57 (25,800 VPD) & I-72 (17,300 VPD)
- Regional Food & Ag Hub: Home to McLane Midwest, Grain Craft, Teasdale Foods, Hana Group & Sunrise FS
- Major Employers: Thyssenkrupp, Honeywell, Goodyear, Carle Health, OSF HealthCare & AutoZone (Fortune 500 Regional Returns Center)
- Available Labor Pool: 156,599 Workers Across the Champaign-Urbana-Danville CSA
- AHHI: \$72,006 (Within 10 Miles)



Julia Evinger

Managing Director, Investments
O: 317.218.5366 | D: 317.437.6544
Julia.Evinger@marcusmillichap.com
License IN: RB14040143
marcusmillichap.com/the-evinger-group

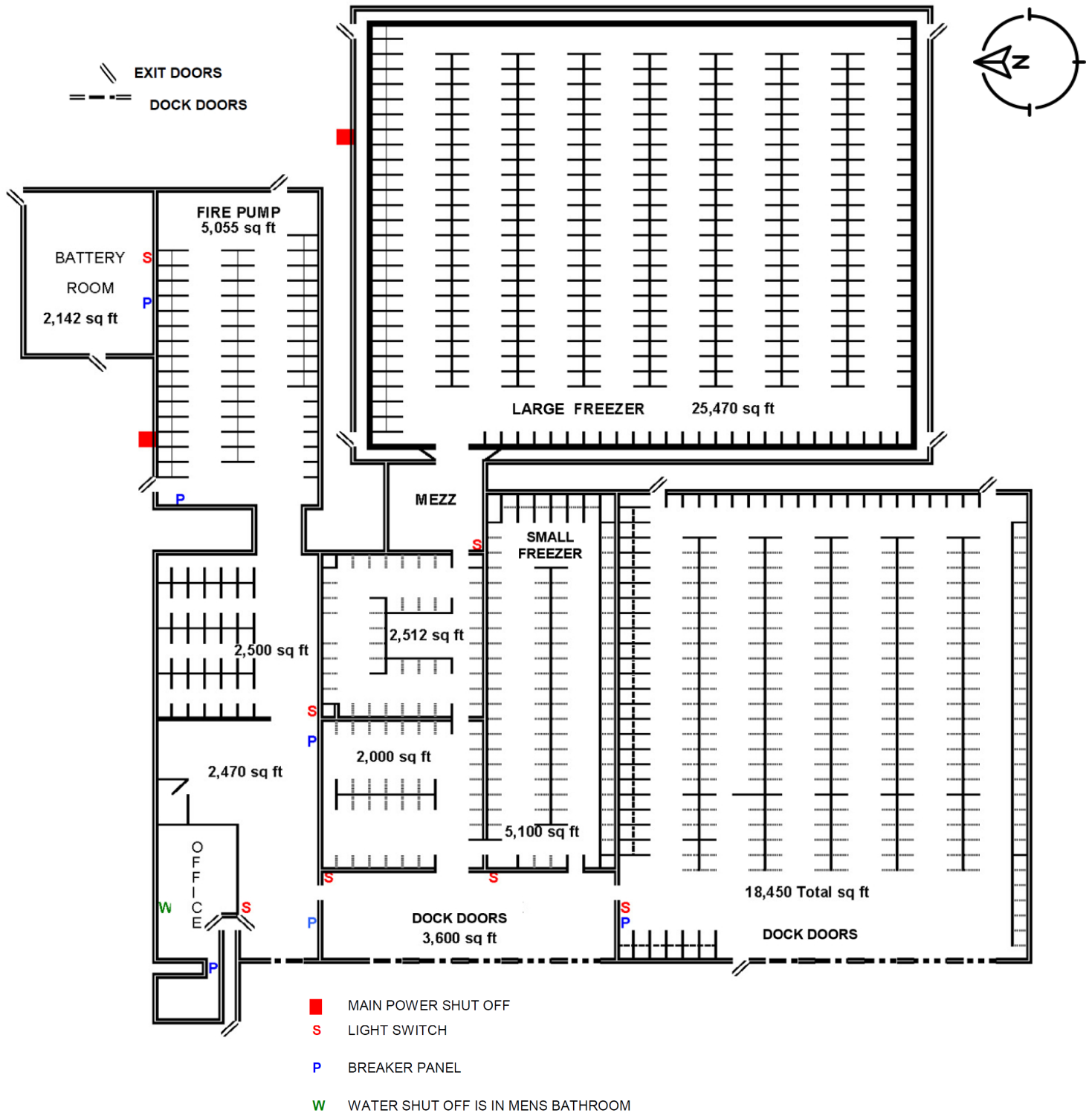
Steven Weinstock

Illinois Broker of Record
One Mid America Plaza, Ste. 200
Oakbrook Terrace, IL 60181
License IL: 471.011175

Marcus & Millichap
THE EVINGER GROUP

Freezer/Cold Storage Warehouse For Sale or Lease

1536 E Fairchild St, Danville, IL 61832



Julia Evinger

Managing Director, Investments

O: 317.218.5366 | D: 317.437.6544

Julia.Evinger@marcusmillichap.com

License IN: RB14040143

marcusmillichap.com/the-evinger-group

Steven Weinstock

Illinois Broker of Record

One Mid America Plaza, Ste. 200

Oakbrook Terrace, IL 60181

License IL: 471.011175

Marcus & Millichap
THE EVINGER GROUP

Freezer/Cold Storage Warehouse For Sale or Lease

1536 E Fairchild St, Danville, IL 61832



Large Freezer



Dry Storage



Previously Refrigerated Area



Cool Dock



Gated Entry

Dock Doors



Julia Evinger

Managing Director, Investments

O: 317.218.5366 | D: 317.437.6544

Julia.Evinger@marcusmillichap.com

License IN: RB14040143

marcusmillichap.com/the-evinger-group

Steven Weinstock

Illinois Broker of Record

One Mid America Plaza, Ste. 200

Oakbrook Terrace, IL 60181

License IL: 471.011175

Marcus & Millichap
THE EVINGER GROUP

Freezer/Cold Storage Warehouse For Sale or Lease

1536 E Fairchild St, Danville, IL 61832



SCAN TO VIEW
OFFERING MEMORANDUM



DEMOGRAPHICS

POPULATION	3 Miles	5 Miles	10 Miles
2030 Projection	23,999	36,411	52,260
2025 Estimate	24,387	36,930	52,864
2020 Census	25,727	38,793	55,205
2010 Census	29,116	43,438	60,680
Daytime Population	27,697	38,994	50,303
Average Household Income	\$58,660	\$66,902	\$72,006

CONNECTIVITY



REGIONAL LABOR POOL

156,599

Workers Drawn From The
Champaign-Urbana-Danville CSA



Julia Evinger

Managing Director, Investments
O: 317.218.5366 | D: 317.437.6544
Julia.Evinger@marcusmillichap.com
License IN: RB14040143
marcusmillichap.com/the-evinger-group

Steven Weinstock

Illinois Broker of Record
One Mid America Plaza, Ste. 200
Oakbrook Terrace, IL 60181
License IL: 471.011175

Marcus & Millichap
THE EVINGER GROUP