



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## INDUSTRIAL SITE

\$425,000

FOR SALE



### 700 Commerce St.

Danville, IL 61832

47,902 SF

INDUSTRIAL/LAND

#### SALE PRICE

\$425,000

#### LOT SIZE

2.95 AC

#### ZONING

I-2 Heavy Industrial

#### YEAR BUILT

1920/1960

#### TAX PIN

23-04-402-014

#### PARKING SPACES

50 Spaces

### PROPERTY DESCRIPTION

The property is currently vacant, and consist of two industrial buildings separated by an asphalt lot used for ingress/egress of employees and delivery trucks. The east building is 26,215 square feet, while the west building contains 21,687 square feet. The buildings are served by a three-phase 600-amp panel, and include office space, production offices, and open manufacturing areas. Ceiling heights vary from 12' - 32'.

### AREA DESCRIPTION

Located in original Industrial District with Hyster-Yale Group and Nacco Materials Handling Group facilities adjacent to the property. The new Garfield Pool and future Garfield Park Development is located in front of the subject property, with the Boys and Girls Club nearby.



#### LARRY KUCHEFSKI

Illinois/Indiana Licensed Designated Managing Broker

217-918-0871

[lk@cbcdr.com](mailto:lk@cbcdr.com)



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DEVONSHIRE REALTY**

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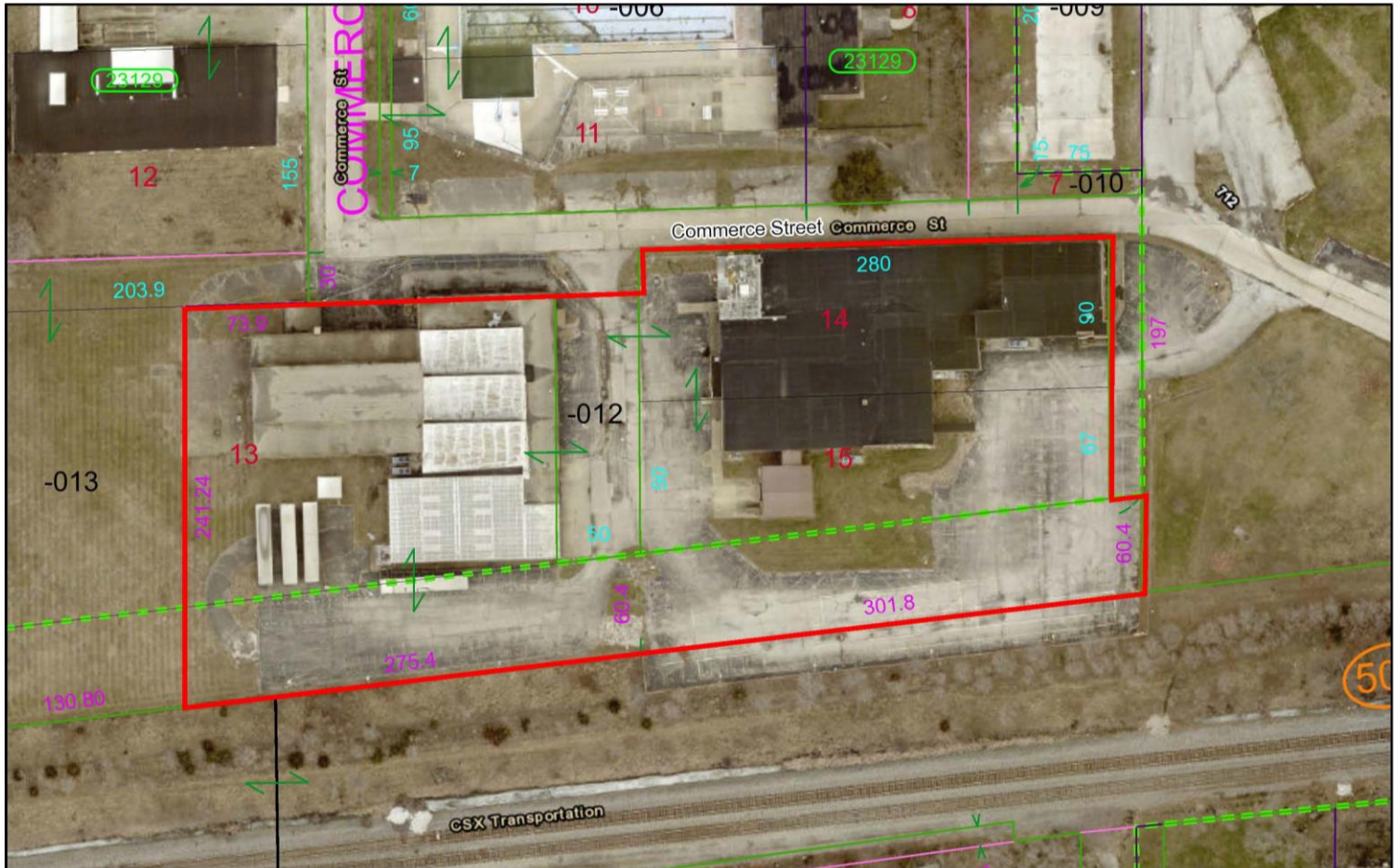
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## PLAT



9/19/2024

- 1 inch -  
Scale - 1:1,000

1 inch = 83 feet  
1 inch = 0.016 miles



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