

Freezer/Dry Storage Warehouse

1536 E Fairchild St, Danville, IL 61832



For Sale or Lease

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February 12, 2026



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OFFERING SUMMARY



1536 E FAIRCHILD ST
DANVILLE, IL 61832

FOR SALE

FOR LEASE



Price:
Negotiable



Lease Rate:
\$8 - \$10 SF NNN | Negotiable

Availability: Immediate

Occupancy: Vacant

Gross Leasable Area: ~73,500 SF

Lot Size: 10.87 Acres

Year Built/Renovated: 1964/1995/2000

Parcel ID: 23-03-300-075
23-03-400-027

Summary of Terms

Interest Offered

Fee Simple Interest or Leasehold in 1536 E Fairchild St, a ~73,500 SF Freezer/Dry Storage Warehouse located in Danville, IL.

Property Tours

Prospective Tenants & Purchasers are Encouraged to Visit the Subject Property. However, all Property Tours Must be Arranged with the Listing Agents. **At no time shall on-site management or staff be contacted without prior approval.**

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EXECUTIVE SUMMARY

Marcus & Millichap is pleased to exclusively represent for sale or for lease **1536 E Fairchild St**, a ~73,500 total SF freezer/dry storage warehouse on 10.87 acres in Danville, Illinois. The subject property offers immediate availability and a functional layout featuring 25,470 SF (~36% GLA) of freezer space and 39,217 SF (~54% GLA) of dry storage (including a 13,212 SF area that was previously refrigerated and could be upgraded). DEEM will provide a third-party report with not-to-exceed temperature ranges within the next 30 days (Freon system). The property features 26'-30' clear heights, 11 dock-high doors with dock shelters, and substantial power with (2) 800-amp panels, 600V 3-phase service. Recent capital improvements include new Duro-Last roof covering on Sections A, B, and C (see Page 8) with warranty, LED lighting throughout the warehouse and parking lot, upgraded fire protection system, new entrance stairs and landscaping, riprap installation on the rear slope, and gutter replacements with underground drainage repairs.

The subject property benefits from full perimeter fencing with razor wire, alarm system, and manual gate access, providing security for users including food-grade, cold-chain, pharmaceutical, and high-value inventory users. The flexible configuration supports freezer, refrigerated, and dry-goods distribution for both regional and national operators.

Located 2 miles from I-74 (27,200 VPD) with direct access to I-57 (25,800 VPD) and I-72 (17,300 VPD), the property offers efficient Midwest and nationwide connectivity. Danville hosts a strong base of food and agricultural manufacturing, processing, and packaging companies, including McLane Midwest, Grain Craft, Teasdale Foods, Hana Group, and Sunrise FS, and benefits from durable industrial fundamentals, including a 1.5% vacancy rate and 2.5% rent growth (CoStar, January 2026). Major employers in the area include Thyssenkrupp, Honeywell, Goodyear, Carle Health, OSF HealthCare, and AutoZone, a Fortune 500 company with a regional returns center.

The region is supported by a 156,599-worker labor pool across the Champaign–Urbana–Danville CSA, with an unemployment rate of 5.7%. Workforce depth is strengthened by WIOA training programs and nearby higher-education institutions, including Danville Area Community College (Enrollment: 5,247), the University of Illinois (Enrollment: 60,848), Purdue University (Enrollment: 57,310), Indiana State University (Enrollment: 7,713), Rose-Hulman Institute of Technology (Enrollment: 2,316) and Ivy Tech Community College. Within a 10-mile radius, the population totals 52,864 with an average household income of \$72,006.

Positioned in a strategic Midwest location with strong cold-storage capacity, secure infrastructure, interstate access, and deep labor availability, 1536 E Fairchild St presents a compelling opportunity for cold-chain users, food distribution operators, and investors seeking a versatile and logistics-advantaged industrial asset.



INVESTMENT HIGHLIGHTS



~73,500 SF Freezer/Dry Storage Warehouse on 10.87 Acres



25,470 SF Freezer (~36% GLA) | 39,217 SF Dry Storage (~54% GLA) (Includes 13,212 SF Previously Refrigerated Area That Could be Upgraded)



26'-30' Clear Height | 11 Dock-High Doors | New Roof & LED Lighting



Secured Building with Razor Wire, Alarm & Gated Access



2 Miles to I-74 (27,200 VPD) with Connectivity to I-57 (25,800 VPD) & I-72 (17,300 VPD)



Located in Established Food & Ag Manufacturing Hub, Home to McLane Midwest, Grain Craft, Teasdale Foods, Hana Group & Sunrise FS



1.5% Industrial Vacancy | 2.5% YoY Rent Growth (CoStar, January 2026)



Access to 156,599-Worker Labor Pool in the Champaign-Urbana-Danville CSA

Freezer/Dry Storage Warehouse



Property Overview

- ~73,500 Total SF | Immediate Availability
- 95% Warehouse | 5% Office
- Freezer: 25,470 SF (~36% GLA) | Dry Storage: 39,217 SF (~54% GLA) (Includes 13,212 SF Previously Refrigerated Area that Could be Upgraded) | DEEM will Provide a Report with Not-to-Exceed Temperature Ranges in Next 30 Days (Freon System).
- 26'-30' Clear Heights
- (11) Docks with Dock Shelters
- Substantial Power: (2) 800 Amp Panels | 600V 3-Phase
- Recent CapEx:
 - New Duro-Last Roof Covering (Sections A, B & C – see Page 8) with Warranty
 - LED Lighting Throughout Warehouse & Parking Lot
 - New Entrance Stairs & Landscaping
 - Upgraded Fire Protection System
 - Riprap Installed on Rear Slope
 - Partial Gutter Replacement with Underground Drainage Repairs
- Secure Building: Razor Wire, Alarm System & Manual Gate Access
- Zoned I-1 Light Industrial



Ideal for Regional & National Food Distribution Operations

- Flexible Layout for Cold Storage, Refrigerated Storage & Dry Goods
- Danville & Vermilion County is a Regional Hub for Food & Ag Manufacturing, Processing & Packaging, Home to:
 - McLane Midwest
 - Grain Craft
 - Teasdale Foods
 - Hana Group
 - Sunrise FS

Why Danville, IL?



High Connectivity Strategic Midwest Location

- 2 Miles to I-74 (27,200 VPD), a Major NW/SE Interstate with Connectivity to I-57 (25,800 VPD) & I-72 (17,300 VPD) for Midwest & Nationwide Distribution
- Centrally Located Between Major Midwest Metros, Including:
 - Indianapolis (89 mi)
 - Chicago (140 mi)
 - St. Louis (217 mi)
- Danville Industrial Market Strength:
 - Vacancy: 1.5%
 - Rent Growth: 2.5% YoY (CoStar, January 2026)



Robust Local Economy & Workforce

- Major Employers: Thyssenkrupp, Honeywell, Goodyear, Carle Health, OSF HealthCare & AutoZone (Fortune 500 with a Regional Returns Center)
- Available Labor Pool: 156,599 Workers Across the Champaign-Urbana-Danville CSA
- Unemployment Rate: 5.7%, Providing Strong Recruitable Labor
- Workforce Development: Supported by Workforce Innovation & Opportunity Act (WIOA) Programs for Skilled Labor Training
- Educated Workforce Supported by:
 - Danville Area Community College
 - University of Illinois (Enrollment: 60,848)
 - Purdue University (Enrollment: 86,953)
 - Indiana State University (Enrollment: 7,713)
 - Rose-Hulman Institute of Technology (Enrollment: 2,316)
 - Ivy Tech Community College
- Population: 52,864 | AHHI: \$72,006 (10 Miles)

PROPERTY DESCRIPTION

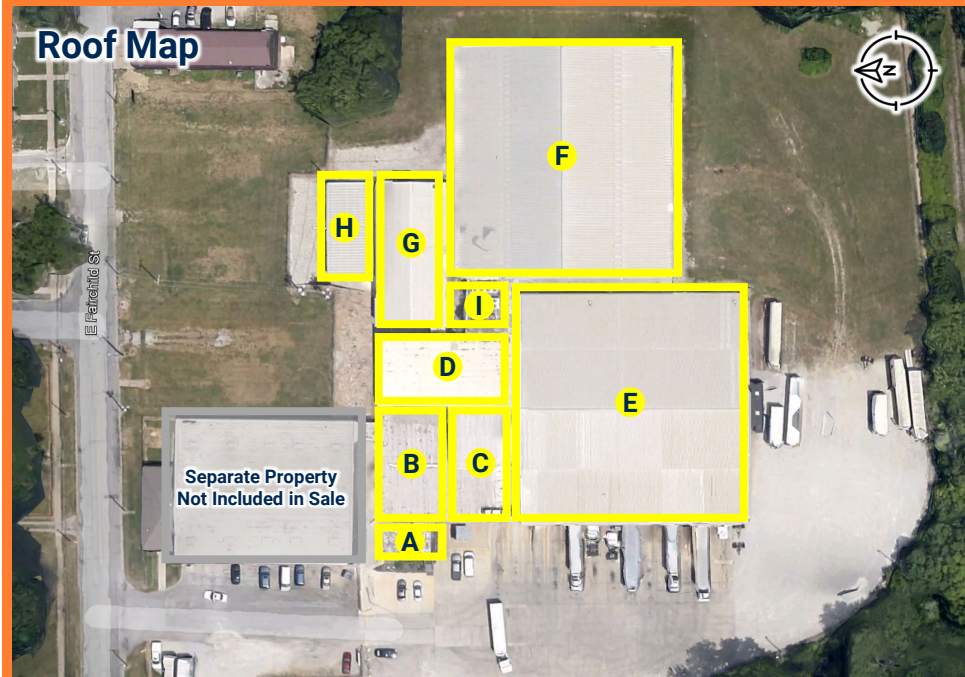
 1536 E FAIRCHILD ST
DANVILLE, IL 61732

Freezer/Dry Storage Warehouse

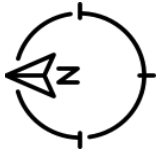
GLA:	73,500 SF*
Lot Size:	10.87 Acres
Occupancy:	Vacant
Year Built/Renovated:	1964/1995/2000
Construction:	Metal
Roof:	Metal with Duro-Last Coating on Sections A, B & C (20-Year Warranty)*
Freezer Space:	25,470 SF
Temperature Range:	TBD
Dry Storage:	39,217 SF (Includes 13,212 SF Previously Refrigerated Area)
Warehouse Office Ratio:	95% Warehouse 5% Office
Clear Height:	26'-30'
Docks (Total):	11 (10' OHD) with Dock Shelters
Sprinklers:	Yes
HVAC:	Baseboard Electric, Wall A/C, Gas Space Heaters
Power:	(2) 800A Main Panels, 600V 3-Phase
Utilities:	Municipal Gas, Electric, Water & Sewer
Security:	Fenced with Razor Wire, Alarm System, Manual Gate Access
Zoning:	I-1 Light Industrial
Parcel ID:	23-03-300-075 23-03-400-027

*Source: Appraisal & Phase 1

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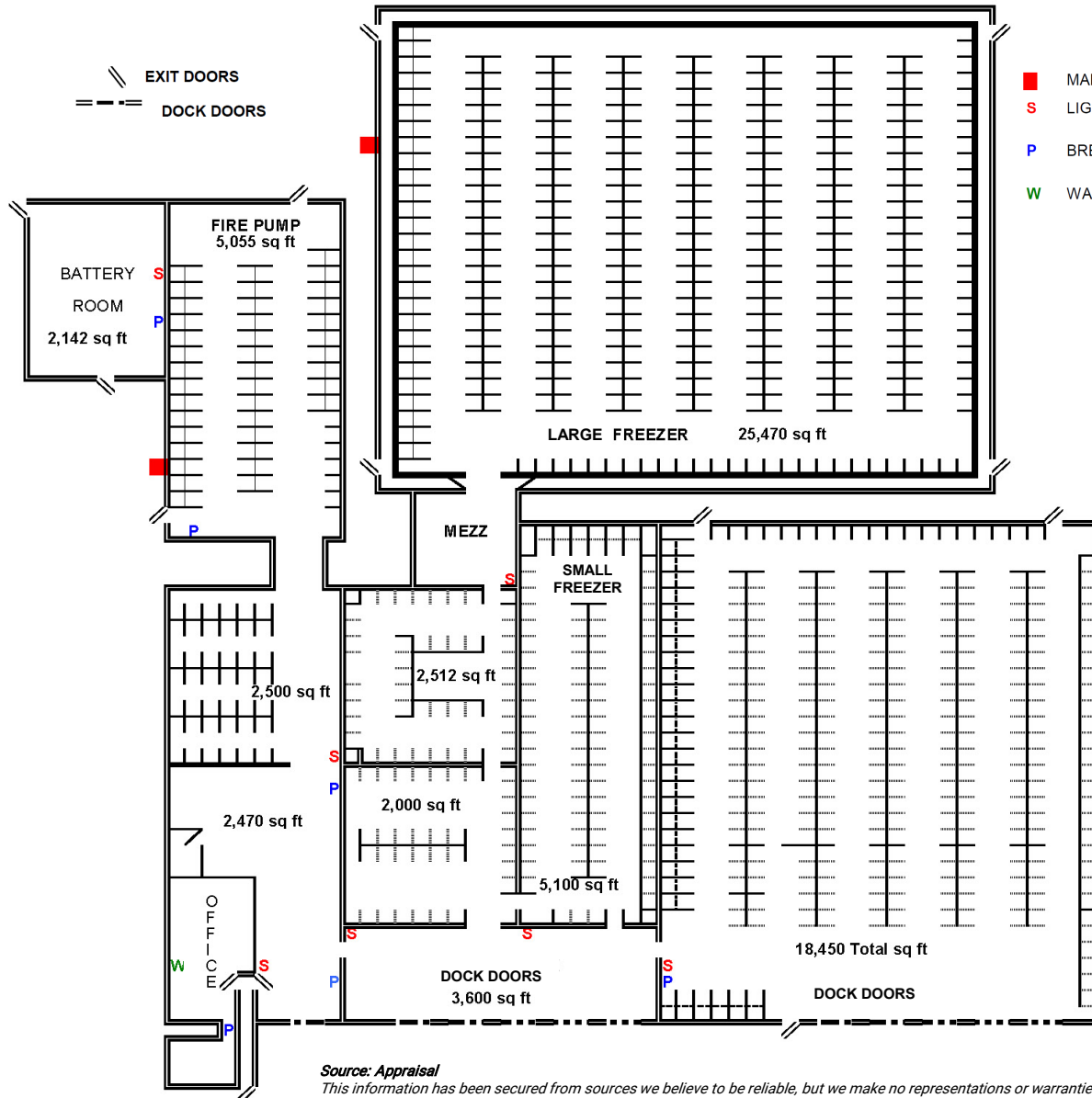


FLOOR PLAN



EXIT DOORS
DOCK DOORS

- MAIN POWER SHUT OFF
- S LIGHT SWITCH
- P BREAKER PANEL
- W WATER SHUT OFF IS IN MENS BATHROOM



Source: Appraisal

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Gated Entry

Dock Doors



Rear Elevation



Backup Generator Pad & Exterior Fire Hookup



Riprap Installed on Rear Slope

PROPERTY PHOTOS

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Large Freezer



Small Freezer



Previously Refrigerated Area



Dock Doors

PROPERTY PHOTOS

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Dry Storage



Fire Riser



Cold Curtain

PROPERTY PHOTOS

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Typical Office



(2) 800A Electrical Mains - 600V 3-Phase Power



Office Entrance from Warehouse



PARCEL MAP

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1536 E FAIRCHILD ST, DANVILLE, IL 61832

Sub. 23203

23-03-400-027
2.79 AC

23-03-300-075
8.08 AC

Pt. 8.08ac

Separate Property
Not Included in Sale

Blk: 501

L and N Railroad

E Fairchild St

1536 E FAIRCHILD ST, DANVILLE, IL 61832

15

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Lot 3

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PARCEL MAP

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Sub. 23203

23-03-400-027
2.79 AC

23-03-300-075
8.08 AC

Pt. 8.08ac

Separate Property
Not Included in Sale

500

546'

594.6'

203.8'

112.8'

208'

155.12'

193'

150'

138'

130'

60'

60'

75'

110.11'

661.32'

1332.67'

545.16'

575.52'

540'

382'

370'

286'

97'

65'

70'

50'

47'

65'

70'

150'

193'

130'

60'

330'

E Fairchild St

E Fairchild St

E Fairchild St

Lot 3

Blk: 501

L and N Railroad

L and N Railroad

North Arrow

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PARCEL MAP

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E Fairchild St

E Fairchild St

E Fairchild St

L and N Railroad

L and N Railroad

Sub: 23203

Pt. 8.08ac

Pt. 8.08ac

23-03-300-075
8.08 AC

23-03-400-027
2.79 AC

Separate Property
Not Included in Sale

Blk: 501

Lot 3

N

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PARCEL MAP

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1536 E FAIRCHILD ST, DANVILLE, IL 61832

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LOCAL MAP

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REGIONAL MAP

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CHICAGO, IL
140 Miles



SUBJECT PROPERTY
1536 E Fairchild St
Danville, IL

FORT WAYNE, IN
170 Miles

INDIANAPOLIS, IN
89 Miles

CINCINNATI, OH
200 Miles

LOUISVILLE, KY
202 Miles

ST LOUIS, MO
217 Miles

LOCATION: MIDWEST



SUBJECT PROPERTY

1536 E FAIRCHILD ST
DANVILLE, IL 61832

Lease Type	Negotiable
Rent/SF	Negotiable
Lease Term	Negotiable
Lease Commenced	N/A
Available SF	~73,500 SF
Year Built	1964/1995/2000
MSA	Danville
Notes	Subject Property



100 EASTGATE DR
DANVILLE, IL 61834

Lease Type	NNN
Rent/SF	\$8.85
Lease Term	12 Yr
Lease Commenced	Oct 1, 2024
Available SF	67,500 SF
Year Built	1992/2024
MSA	Danville
Notes	Cold & Freezer Storage



3820 ULTRA COMP DR
EARTH CITY, MO 63045

Lease Type	NNN
Rent/SF	\$10.00 - \$12.00
Lease Term	10 Yrs
Lease Commenced	On Market
Available SF	7,900 - 20,400 SF
Year Built	1991/2018
MSA	St Louis
Notes	Cold & Freezer Storage

**\$8.85
to
\$10.50**

**Rent/SF Range
Midwest Cold
Storage**



3400 HOLLENBERG DR
BRIDGETON, MO 63044

Lease Type	NNN
Rent/SF	\$10.50
Lease Term	Negotiable
Lease Commenced	On Market
Available SF	38,300 SF
Year Built	1999
MSA	St Louis
Notes	Cold & Freezer Storage



450 CENTRAL AVE
UNIVERSITY PARK, IL 60484

Lease Type	NNN
Rent/SF	\$8.90 SF
Lease Term	2 Yr
Lease Commenced	On Market
Available SF	16,800 SF
Year Built	2004
MSA	Chicago
Notes	Refrigerated Production Plant



3737 N BROADWAY
ST LOUIS, MO 63147

Lease Type	NNN
Rent/SF	\$7.00 - \$8.00
Lease Term	Negotiable
Lease Commenced	On Market
Available SF	138,281 SF
Year Built	1991
MSA	St Louis
Notes	Cold & Freezer Storage

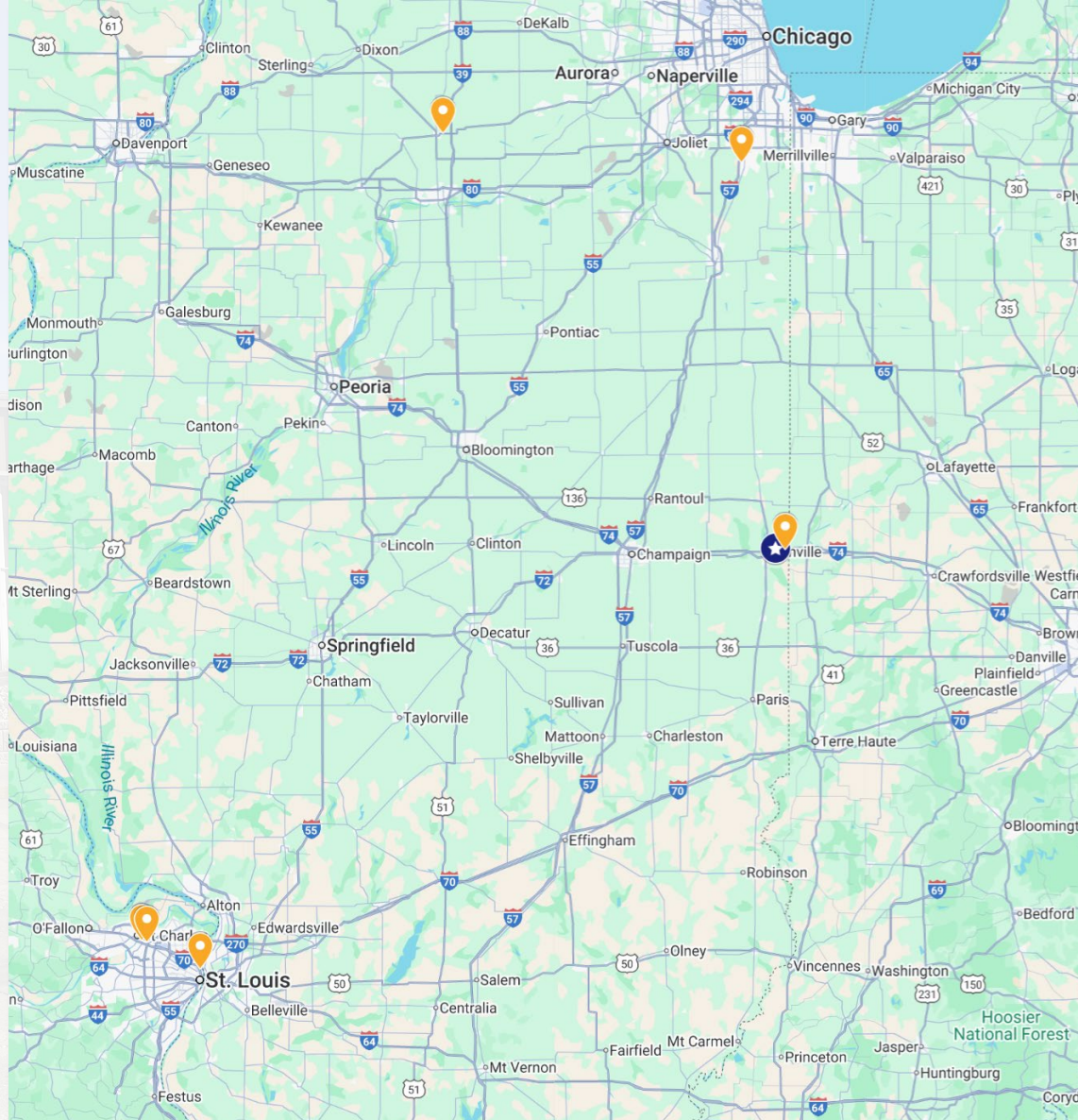


January 2026

RENT COMPS COLD STORAGE | REGIONAL

Marcus & Millichap
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LOCATION: MIDWEST | SOURCE: COSTAR GROUP | JANUARY 2026



Danville Industrial Market

249K
12 Mo Net Absorption (SF)

2.5%
YoY Asking Rent Growth

1.5%
Vacancy Rate

\$3.25 Local Market Rent/SF Per Appraiser
Dry Storage

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 (2025 Estimate)	27,697	38,994	50,303

HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2029 Projection	10,484	15,603	22,458
2025 Estimate	10,548	15,692	22,545
Average (Mean) Household Size	2.2	2.2	2.2
2020 Census	10,678	15,871	22,723
2010 Census	11,757	17,265	24,311
Average Household Income	\$58,660	\$66,902	\$72,006

PROFILE	3 Miles	5 Miles	10 Miles
Median Age	37	40	41
Population 25+ with Bachelor's Degree+	14.9%	16.7%	17.3%
Average Travel Time to Work (Minutes)	17	18	19

AREA HIGHLIGHTS



52,864

POPULATION
(10 MILES)



14%

DAYTIME POPULATION GROWTH
(3 MILES)



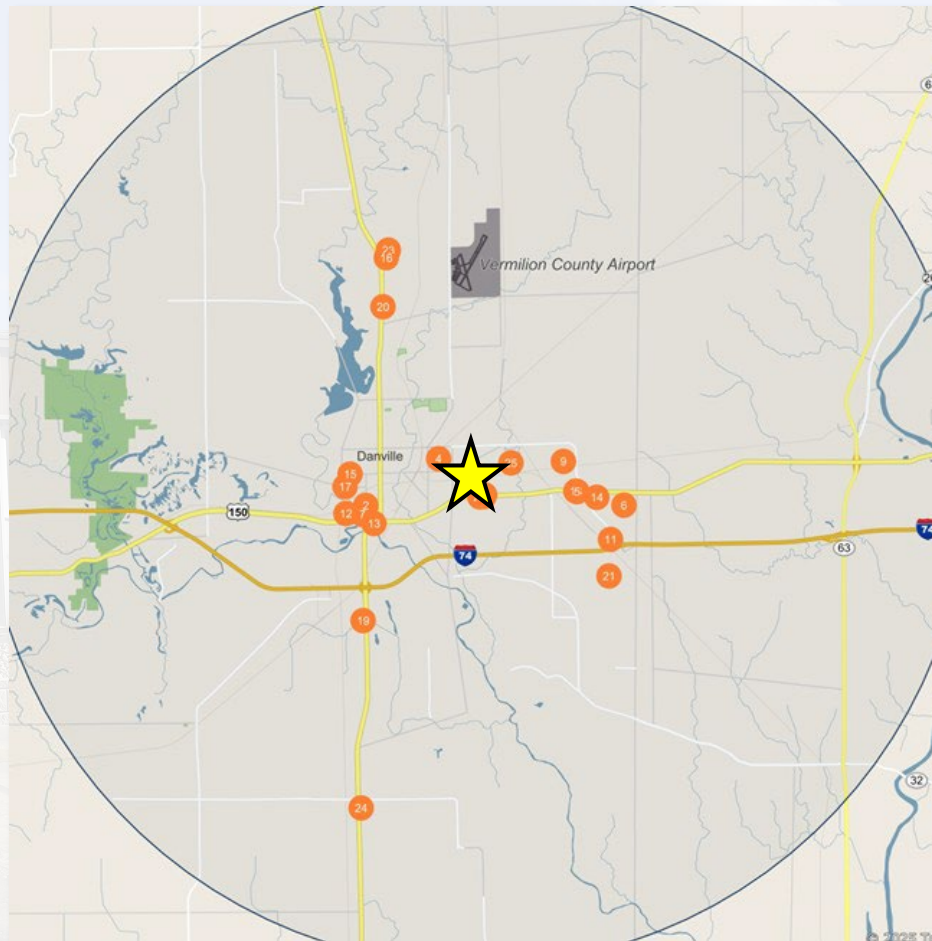
\$72,006

AVERAGE HOUSEHOLD INCOME
(10 MILES)



\$107,362

MEDIAN HOUSING VALUE
(10 MILES)



Major Employers		Employees
1	Veterans Health Administration-Danville V A Medical Center	844
2	Poch Staffing Inc-	401
3	Danville Area Cmnty College-	379
4	Watchfire Enterprises Inc-	344
5	Thyssenkrupp Dynmc Cmpnnts Dnvl-Thyssenkrupp	300
6	Department Corrections III-Danville Correctional Center	298
7	Catholic Social Service-Catholic Social Service	227
8	Cannon Cochran MGT Svcs Inc-Ccmsi	202
9	Thyssenkrupp Crankshaft Co LLC-Thyssenkrupp Crankshaft	200
10	Martins IGA & Frozen Food Ctr-IGA	197
11	Danville Metal Stamping Co Inc-	196
12	Danville Metal Stamping Co Inc-	195
13	Vermilion Cnty Mtro Expo Adtri-David S Palmer Arena	175
14	McLane/Midwest Inc-	172
15	Chardonay Dialysis LLC-	170
16	Walmart Inc-Walmart	161
17	Danville Polyclinic Ltd-	150
18	Mervis Industries Inc-Mervis Iron & Metal Div	145
19	Covington Foods Inc-Tilton County Market	132
20	Meijer Inc-	117
21	Sygma Network Inc-Sygma	116
22	VA Illana Health Care-	112
23	Menard Inc-	110
24	First Student Inc-	105
25	Viscofan USA Inc-	104

MARKET OVERVIEW DANVILLE, IL

Danville is the county seat of Vermilion County, located in east-central Illinois approximately one mile west of the Indiana state line. The city offers strong regional access, positioned 132 miles south of Chicago, 90 miles west of Indianapolis, and 198 miles northeast of St. Louis. Interstate 74 runs directly through the market, supported by State Routes 1, 136, and 150, providing efficient east-west and north-south connectivity for regional distribution.

The market benefits from robust freight infrastructure. Danville is served by four Class I railroads – CSX, Norfolk Southern, and Union Pacific (two corridors), along with multiple truck and bus lines. The Vermilion County Airport supports freight operations through UPS and Aero Charter Express, while Indianapolis International Airport, approximately 88 miles away, provides global cargo access. This transportation network supports industrial, food distribution, and cold storage users seeking Midwest market reach.

Danville has an established manufacturing base and a cost-competitive operating environment. While the region has experienced population decline over the past decade, this has contributed to available labor and lower wage and real estate costs relative to larger Midwest metros. As of December 2024, unemployment in the Danville MSA measured 5.4%, exceeding state and national averages and indicating capacity for workforce absorption by new or expanding employers.

Recent investment activity reflects continued confidence in the market. Notable projects include a \$20 million expansion at Flex-N-Gate Plastics, a \$70 million Carle Health medical campus completed in 2023, expanded manufacturing operations by Watchfire Signs, and the 41,500-square-foot Golden Nugget Casino, which opened in 2023 and employs approximately 250 workers. Supported by Vermilion Advantage's active economic development initiatives, Danville remains a logistics-oriented, value-driven industrial market well suited for distribution, cold storage, and light manufacturing operations.



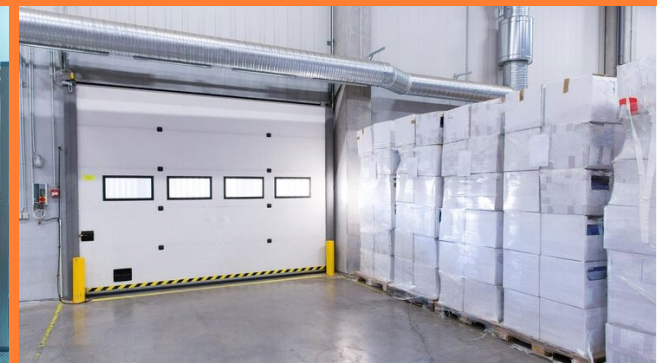
Cold storage facilities are specialized, temperature-controlled assets designed to support food, beverage, and pharmaceutical supply chains, typically operating between minus 20 degrees and 55 degrees Fahrenheit. The sector expanded rapidly after the 2020 pandemic as online grocery adoption accelerated, which pushed average cold storage rents more than 100 percent higher since 2020. Growth has been driven largely by third-party logistics providers and new purpose-built facilities.

Development activity remains elevated, with approximately 7.4 million square feet of cold storage space under construction in the United States in 2025. Cold storage represents less than 2 percent of the national industrial inventory, and roughly 10 percent of the total supply has been delivered within the last five years. Although the global market was valued at roughly \$185-\$190 billion in 2025 and is expected to exceed 400 billion dollars by the early 2030s, North America currently accounts for more than one third of global revenue. In the United States, market value is projected to grow from \$39.6 billion in 2025 to more than \$91 billion by 2032.

E-grocery sales continue to increase, rising 28 percent year over year, but the cold storage market has softened as vacancy rates reached a 20-year high. This imbalance reflects elevated development levels, lower food inventories, and cost pressures on operators. Much of the available space consists of older facilities that average over forty years in age, which positions modern properties at a clear competitive advantage as users seek efficient, compliant, and higher-spec environments.

Sources:

- CRE Daily (Oct 2025)
- Grand View Research: *Cold Storage Market Report 2025–2033*
- Persistence Market Research: *U.S. Cold Storage Market Size, Trends & Forecast 2025–2032*





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