



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

DISTRIBUTION WAREHOUSE

\$1,500,000.00

FOR SALE



1536 E. Fairchild St.,

Danville, IL 61832

73,500 +/- SF

Production
Warehouse

SALE PRICE

\$1,500,000.00

LOT SIZE

10.78 +/- Acres

ZONING

I-1 Light Industrial

YEAR BUILT

1964, 1995, 2000

TAX PIN

23 03 300 075

PROPERTY DESCRIPTION

This former food distribution warehouse, of approximately 73,500 SF on 10.87 acres, features the following: 25,470 SF freezer w/23' ceiling, 13,212 SF refrigerated dock and storage, 26,005 SF dry storage area w/26'-30' ceiling, 10' clear doorways to all storage area's and dock's, (6) Dry Docks, (5) Cold Dock, mezzanine refrigeration room, and perimeter security fencing.

AREA DESCRIPTION

Situated in Central Illinois, Danville is five miles west of the Illinois-Indiana border and about 140 miles south of Chicago. Nestled in the heart of Vermilion River country, Danville is home to a mix of highly successful entrepreneurs, services, national and international manufacturers, transportation and distribution specialists.



LARRY KUCHEFSKI

Illinois/Indiana Licensed Designated Managing Broker

217-918-0871

lk@cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-352-7712

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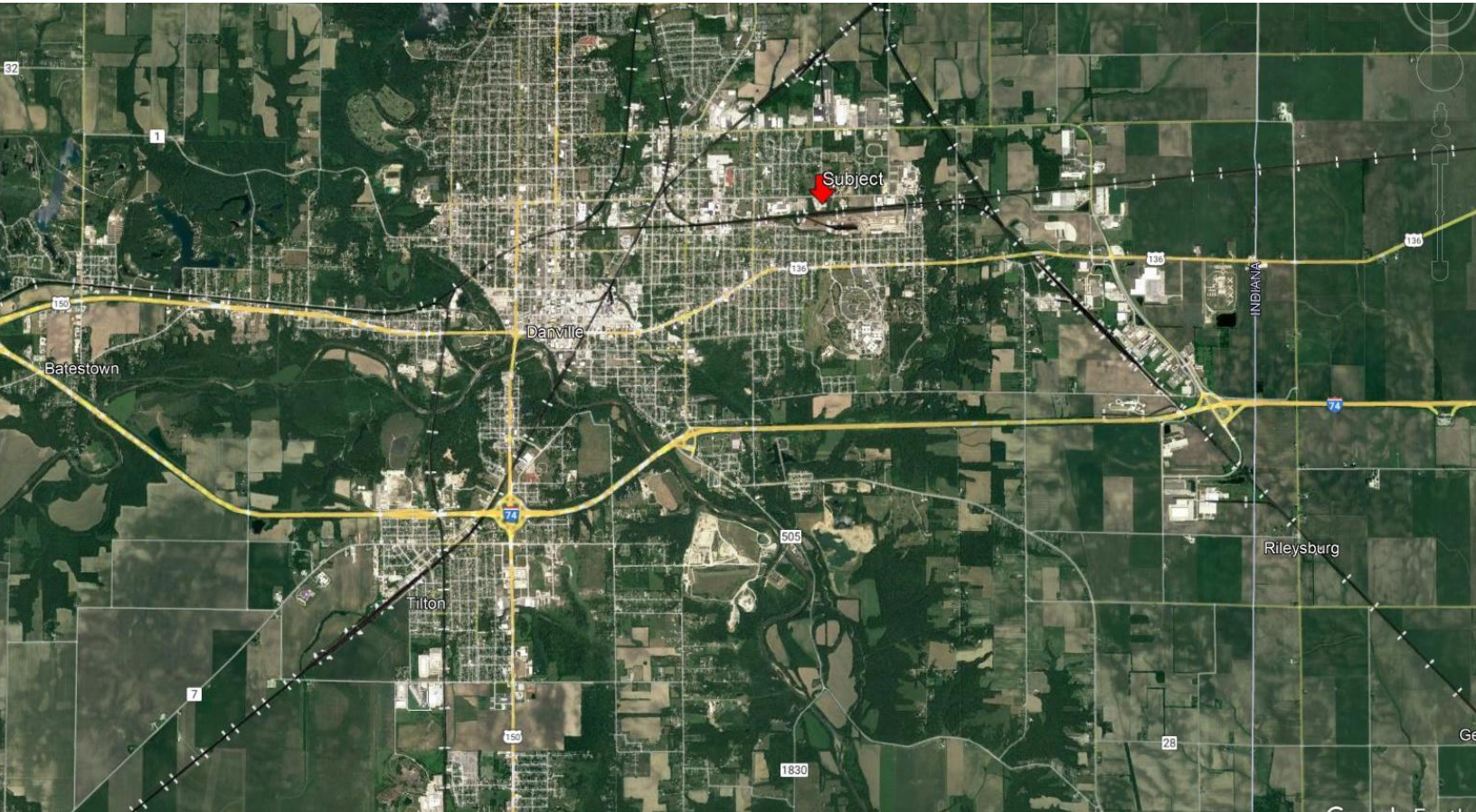


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