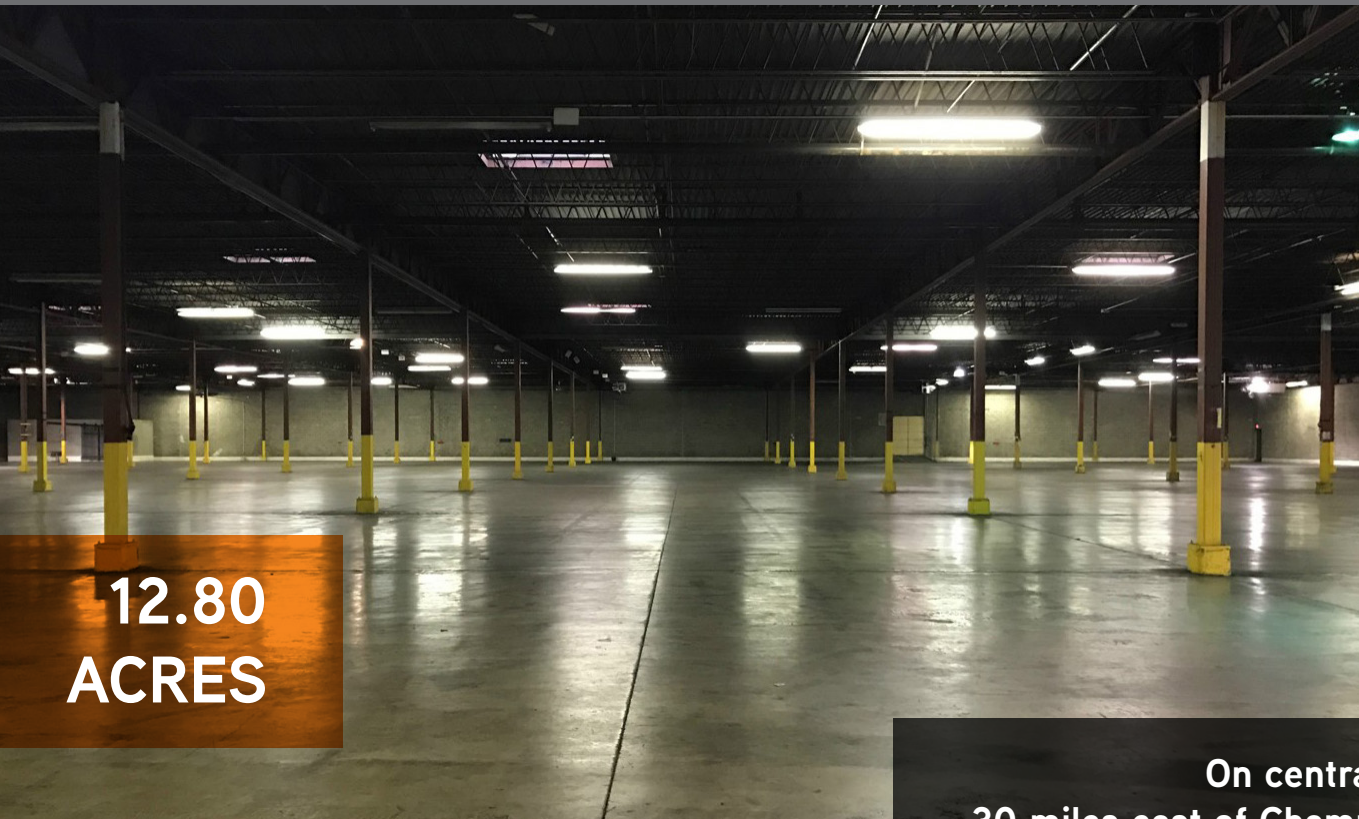


DIVISIBLE



196,000 SF BUILDING

800 S Gilbert Street | Danville, IL

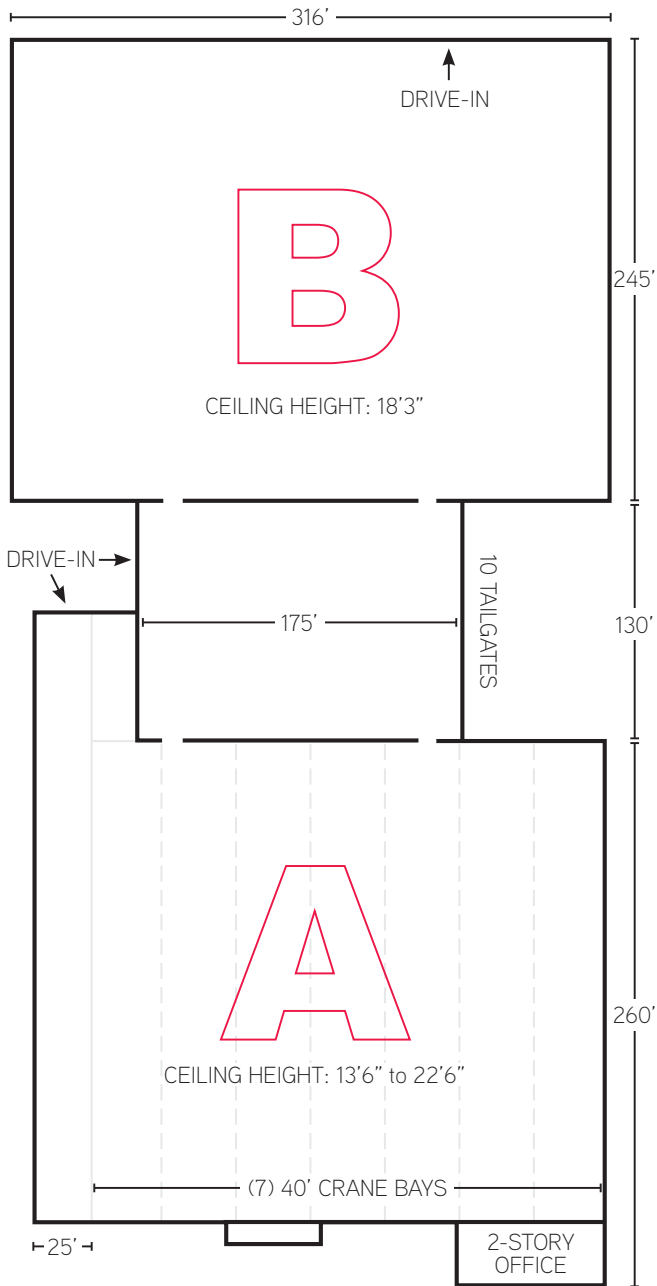


**12.80
ACRES**

On central east border
30 miles east of Champaign/Urbana
80 miles west of Indianapolis

90,000 SF AVAILABLE

800 S Gilbert Street | Danville, IL



Year Built	1947 / 1968 Building A (built in 1947) Building B (built in 1968)
Office	5,440 SF
Office Description	Building A: approximately 5,000 SF of two-story offset offices with interior mezzanine space Building B: approximately 1,000 SF
Dimensions	Irregular
Ceilings	Metal - steel joist
Ceiling Heights	13' 6"(min) - 22' 6"(max)
Ceiling Comments	Building B: 18'3" under structural steel
Column Spacing	40' x 35'
Columns	Steel H
Column Comments	Building A: primarily 40' x 20' (7 - 40' wide crane bays) (cranes removed) Building B: primarily 32' x 35'
Roof	Building B has 8-year old membrane roof
Floors	Reinforced concrete
Walls	Steel frame/concrete block
Lighting	Building A: metal halide and fluorescent with multiple skylights Building B: metal halide and fluorescent
Loading	<u>East Wall</u> : 10 (10' x 8') manually operated TG w/lights, levelers, and seals <u>West Wall</u> : 1 (10' x 8') manually operated D-I; 1 (10' x 10') manually operated D-I <u>North Wall</u> : 1 (10' x 8') manually operated D-I
Crane	Cranes removed from crane bays in Building A
Possession	Immediate
Rail	Wabash RR line adjacent to property - not active
Gas	Illinois Power, 6" main
Water	City - Aqua Illinois
Sewer	City
Power	Ameren - 12.47kV, 220/480 V, 3-phase to building Building A: 1200 A Building B: 1400 A
Heat	Gas Building B - ceiling hung, gas-fired units
Sprinklers	Building B - wet system via 2 risers rated @ 71 psi static; 63 residual
Parking	80 spaces
Last Use	Manufacturing & warehouse