

OFFERING MEMORANDUM



DEVONSHIRE REALTY

INDUSTRIAL BUILDING FOR SALE

1919 E. Fairchild
DANVILLE, IL 61832

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1919 E. FAIRCHILD

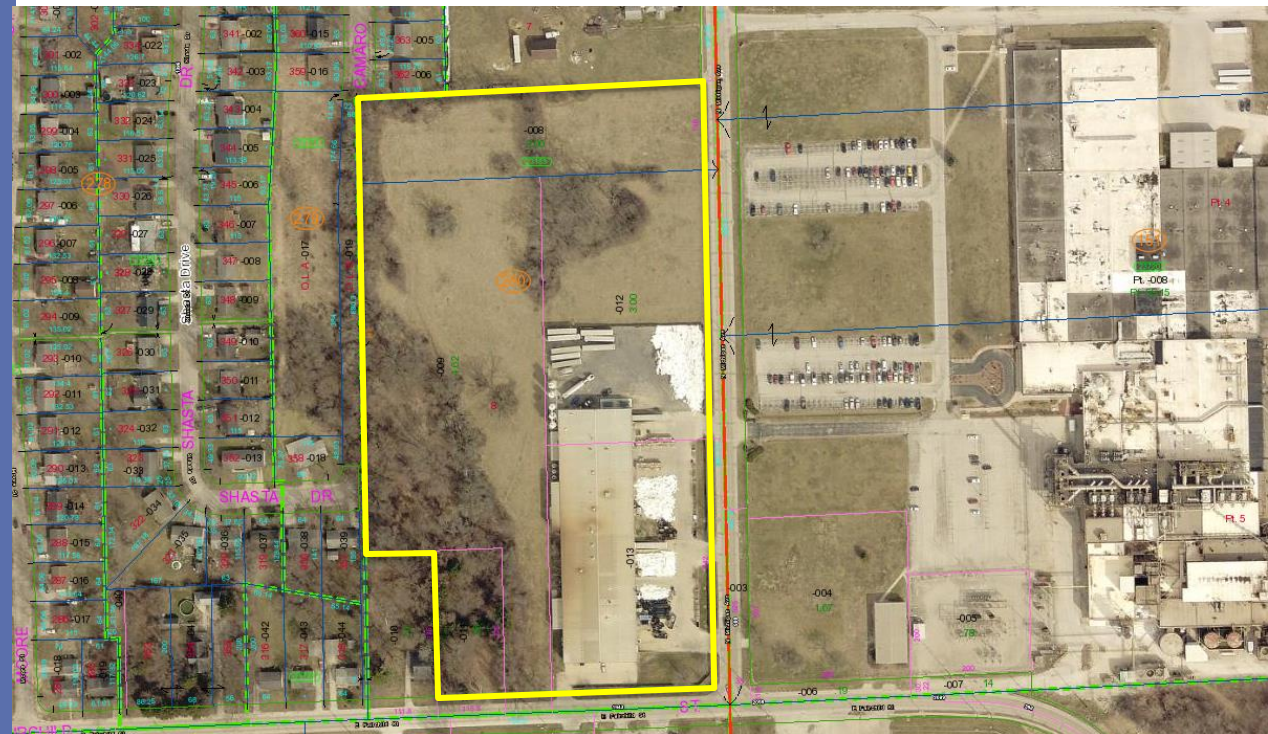
PROPERTY OVERVIEW

Subject property is a steel industrial building constructed in 1995 and sits on roughly 6 acres with an additional 7.35 acres included in the sale. The building consists of 51,900 SF with roughly 8,500 SF (16%) of office/lab/break room space, 24' clear, 3 (10' x 10') Docks with manual levelers, 2 (14' x 16') Drive in doors and 480v 3-Phase Power. Not included in the square foot is the 2nd floor of the office and the mezzanine storage. The building is served by all city utilities and Ameren for electrical & gas. The property is located in an Opportunity Zone (Census Tract 17183011200).

The property is located on Danville's North East side and 4 miles from the Illinois/Indiana border. The property is located 3.5 miles from Interstate I-74 and is 41 miles east of Champaign IL via I-74, 53 miles north of Terre Haute IN via IN-63, 83 miles northwest of Indianapolis IN via I-74, and 140 miles south of Chicago IL via US-41/I-57.

OVERVIEW

Sale Price		\$1,040,000.00
Building Size		51,900 SF
Lot Size		13.35 Ac
Tax Pins	23-03-200-018, -015, -013, -012, -011	
Zoning		Light Industrial
Year Built		1995
RE Tax		\$41,558.06



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BUILDING SPECIFICS

Building Size	51,900 SF
Office/Lab Space	8,500± SF (16%)
Drive-in-Doors	2 – (14' x 16')
Dock High Doors	3 (10' x 10') Manual Levelers
Clear Ceiling Height	24'
Column Spacing	Free Span Building
HVAC	Full in Office Heat in Warehouse
Sprinkled	Wet System
Power	480 V 3-Phase
Heating	Gas fired
Lighting	Upgraded om 20112
Parking	60 paved
Interstate Access	Within 1 mile
Floor Thickness	6"
Fenced	Yes
Interstate Access	3.5 miles



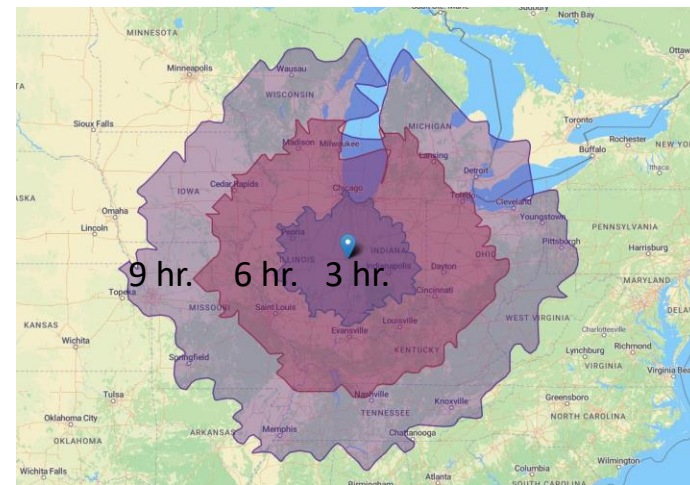
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PROPERTY HIGHLIGHTS

- 24' Clear Heights
- Newer Building
- 3 - Dock High Doors (with Levelers)
- 2 (14' x 16') Drive in Doors
- Expansion Potential to North and West
- Opportunity Zone

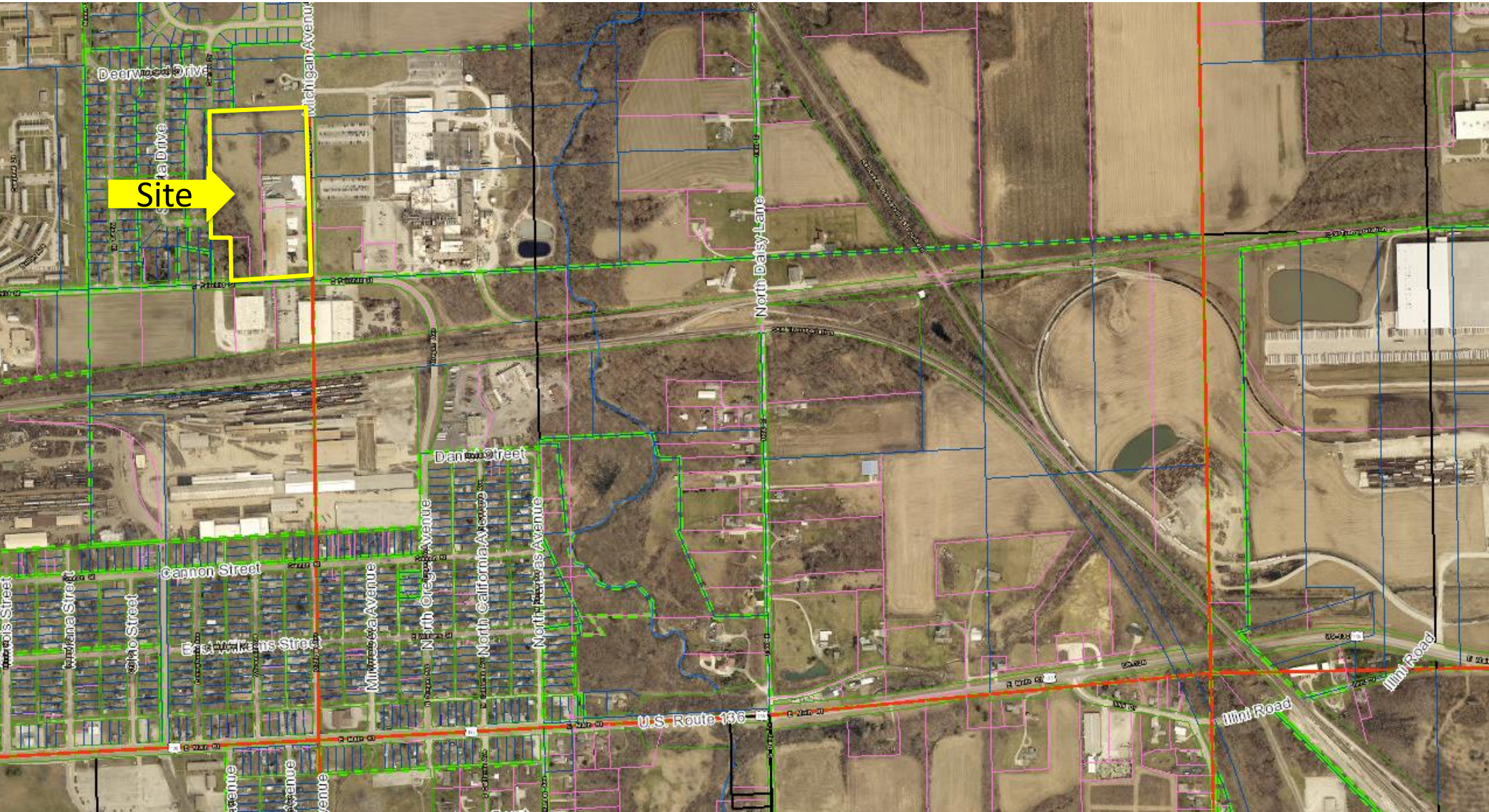
DEMOGRAPHICS

POPULATION	10-MILES	20-MILES	30-MILES
2010 Population (Census)	62,075	96,741	145,166
2019 Population	59,282	92,897	141,670
2024 Population (Projected)	57,379	90,127	139,070
HOUSHOLDS	10-MILES	20-MILES	30-MILES
2010 Households (Census)	24,918	38,682	57,222
2019 Households	23,994	37,487	56,368
2024 Households (Projected)	23,258	36,446	55,410
INCOME	10-MILES	20-MILES	30-MILES
2019 Median HH Income	\$43,324	\$46,251	\$50,625
2019 Avg. HH Income	\$60,181	\$62,282	\$66,553
2019 Per Capita Income	\$24,383	\$25,387	\$26,623



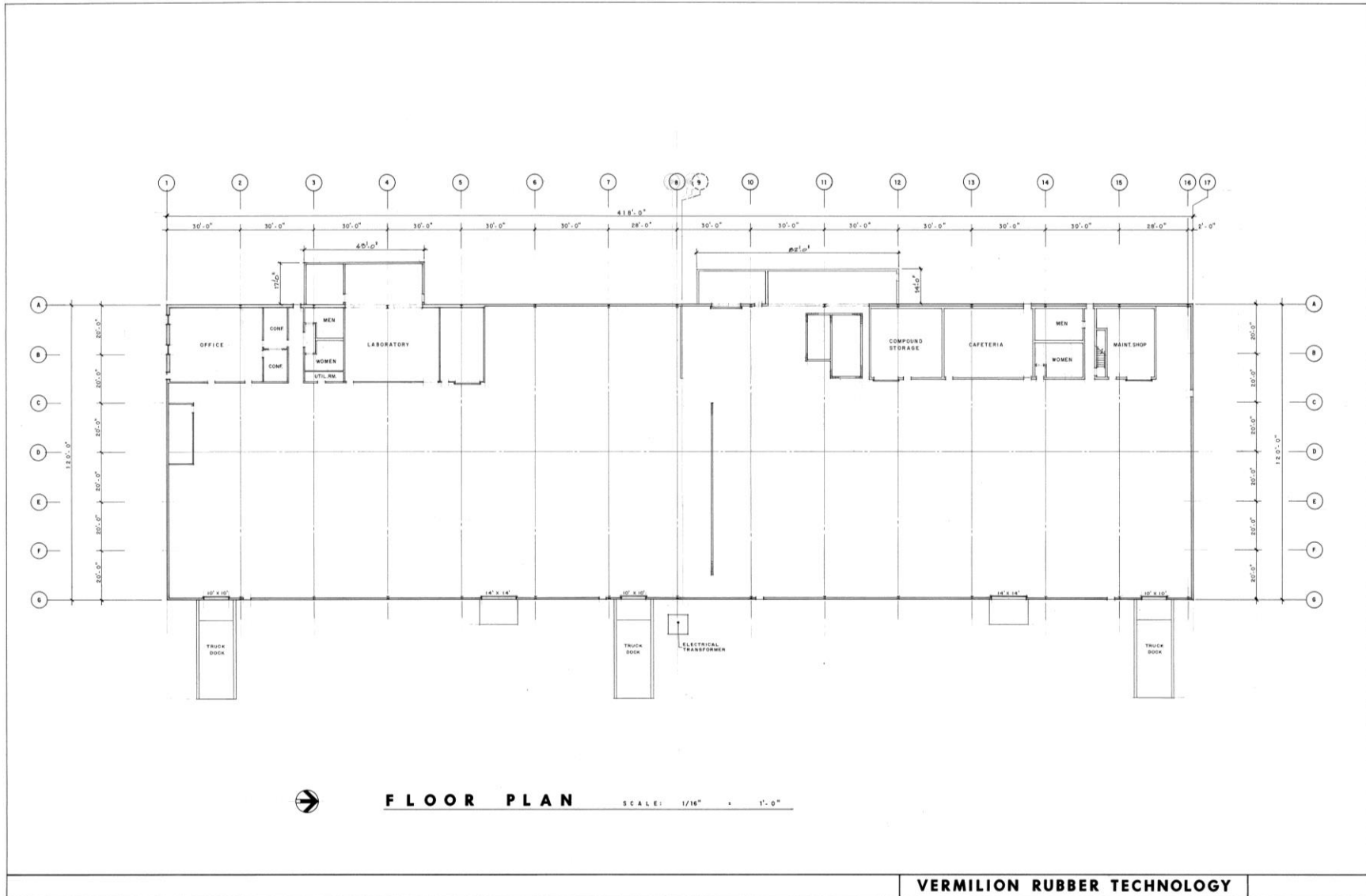
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AERIAL MAP



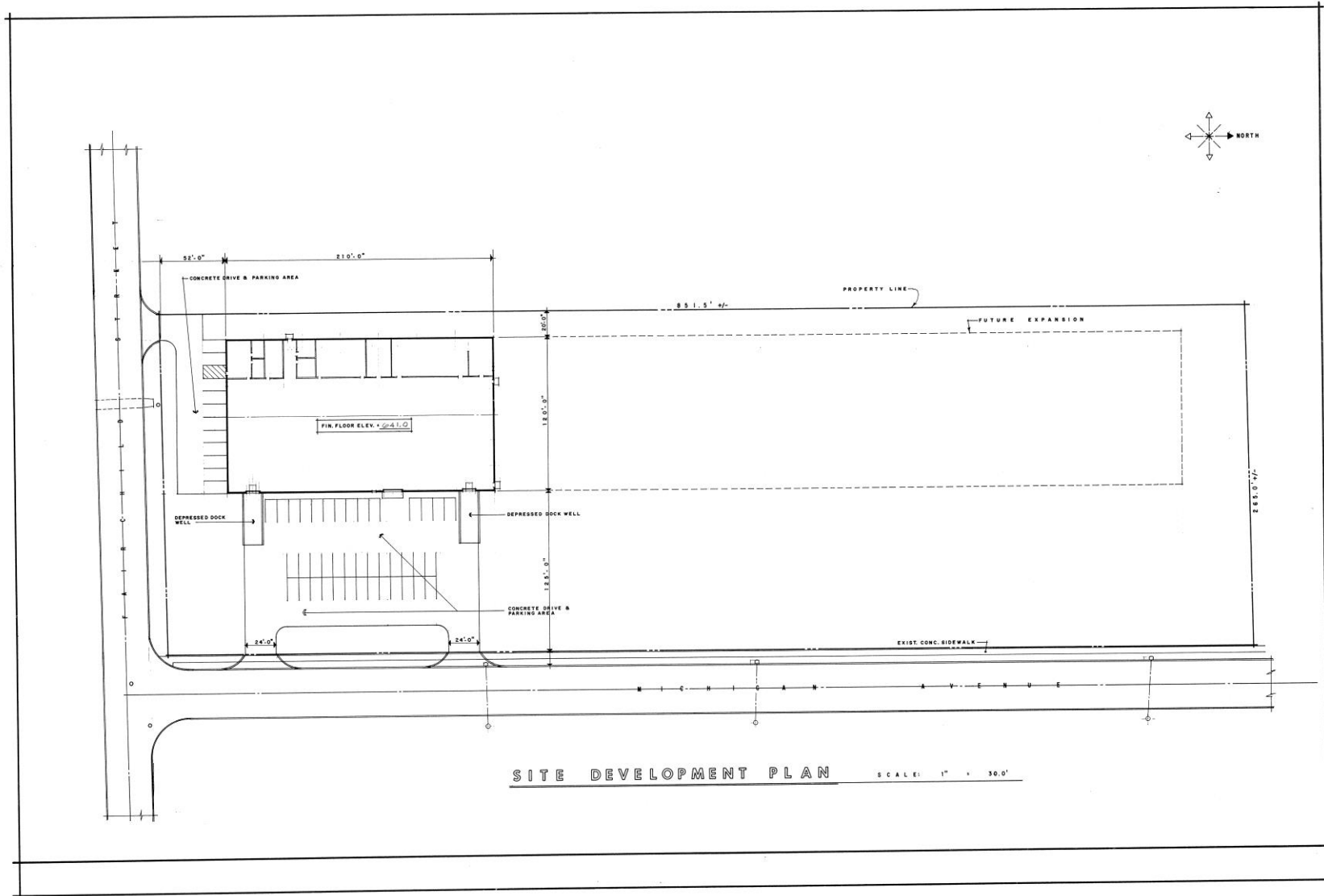
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FLOOR PLAN



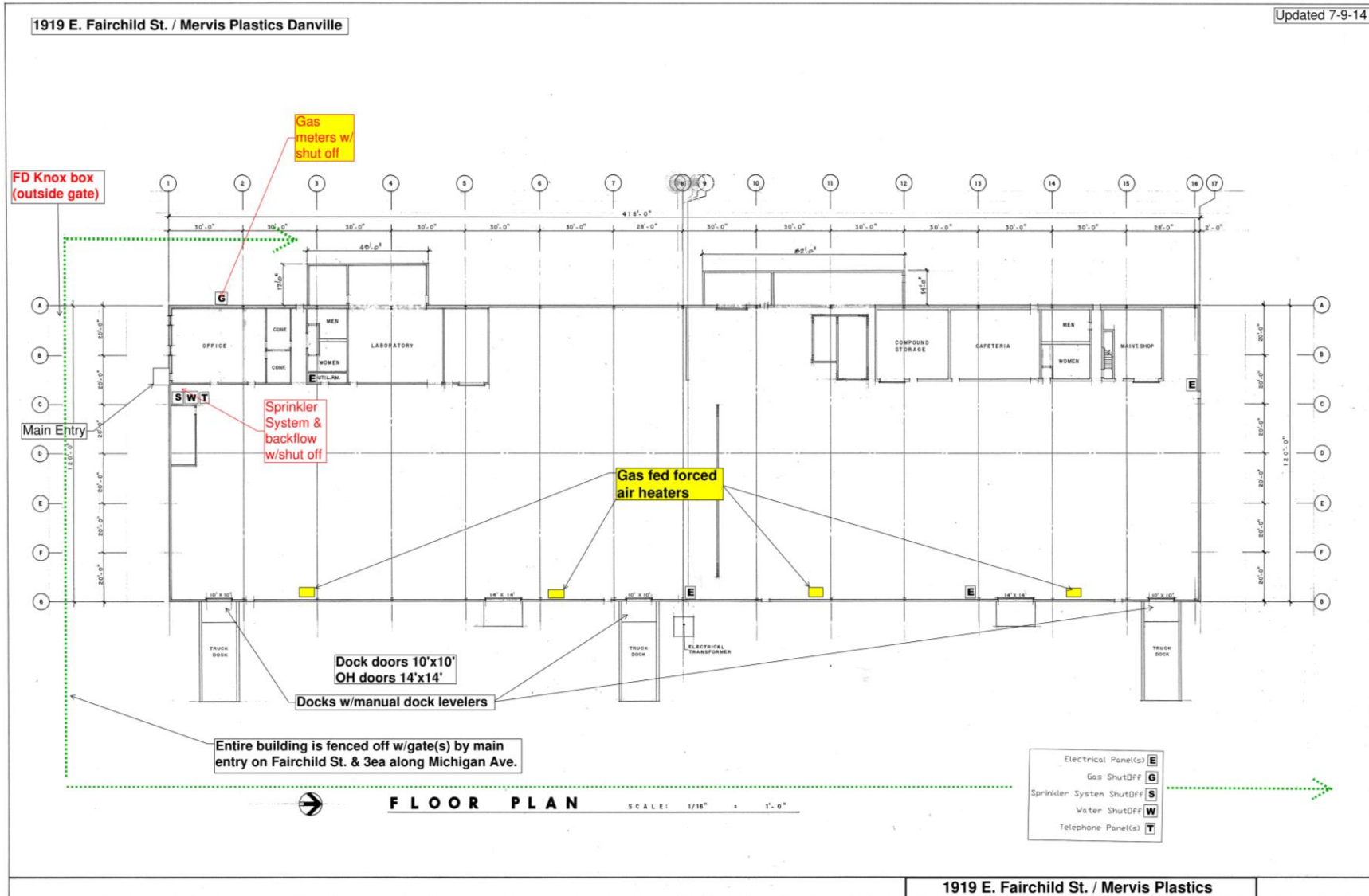
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SITE PLAN



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BUILDING MAP



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CONTACT INFORMATION



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