



**BURCH KISER  
REAL ESTATE, LLC**

Commercial & Industrial Real Estate  
Brokerage / Management Services  
www.jamesburch.com

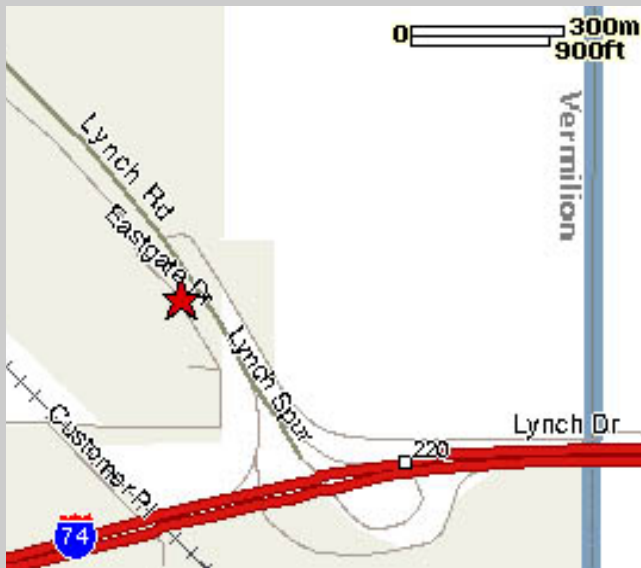
**Danville**  
**188 East Gate Court**

Property For: **Sale or Lease**



## DESCRIPTION

Flexible Freight Cross Dock Facility with 12 dock doors (6 doors on each side) conveniently located just off the I-74/ Lynch Rd. exit (See Map below). This property features ample truck parking with Dolly Pads on both sides of the building.



## SPECIFICATIONS

**Lot Size:** 368.5' (Street Frontage) x 254'

**Building Size:** 5,000 Sq.Ft. (50'x100')  
Office: 1250 Sq.Ft.  
Dock Area: 3750 Sq.Ft.

**R/E:** \$5,962.70 (2008 payable 2009)

**PIN:** 23-12-451-031-0060  
Tract DOL 4282

**Price:** \$2,200 per month NNN

**Sale Price:** \$225,000.00

### MORE INFORMATION?

For additional information, please contact James Burch or John Kiser at **217-359-8333**. Burch Kiser Real Estate is the agent for, and therefore represents, the Lessor.