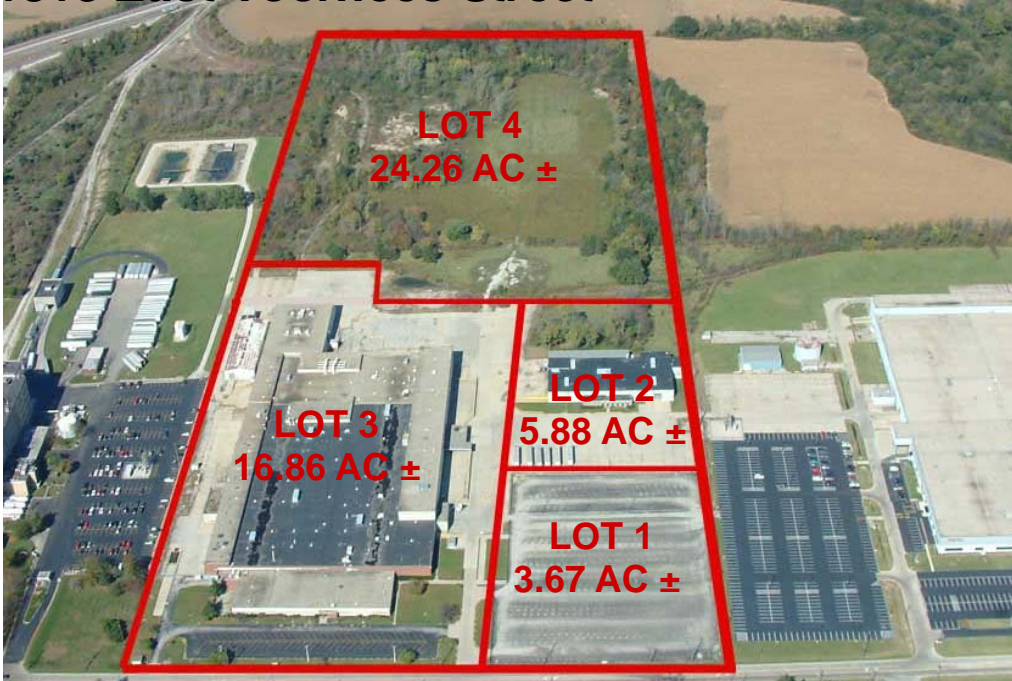




## 1813 East Voorhees Street

## Danville, IL



This property consists of two buildings sitting on a 51.59 acre lot located in an enterprise zone just 3 miles from I-74.

### Building #1- 344,900 Square Feet

### Miscellaneous Specifications:

**Warehouse Space:** 53,600 sq ft w/ 26'0" clearance  
8,000 sq ft w/ 23'9" clearance  
29,520 sq ft w/ 36'2" clearance

**Office Space:** 26,500 Sq. Ft. (private offices, conference rooms, lobby)

**Electrical:** 2,000 KVA, 480 Delta grounded

**Parking:** Lighted 800 space lot

**Lease Price:** \$3.50/sq. ft. per year gross

**Sale Price:** \$5,500,000

- 6" concrete flooring (areas of 8")
- 4' 8" block or poured concrete wall construction
- Steel columns
- Water: 12" main, Gas: 8" main, Sewer: 10" main
- Sprinkler (leased hose & diesel pump, elec. backup)
- 9 bridge cranes:
  - 20' height:
    - (4) 5-ton & (1) 7.5-ton w/320' travel, 36' span
    - (1) 4-ton & (1) 5-ton w/100' travel, 36' span
  - 18' height: (1) 10-ton w/120' travel, 58' span
  - 30' height: (1) 10-ton w/420' travel, 58' span
- 19 truck doors
- Possible rail access (former rail spur removed)



See reverse side for more details.

## Building 1 interior:



## Building #2

**Size:** Approx. 39,000 Square Feet  
(1,700 sq. ft. office space)

**Construction:** Metal / Steel

**Ceiling Height:** 22'

**Floors:** 6" reinforced concrete floors

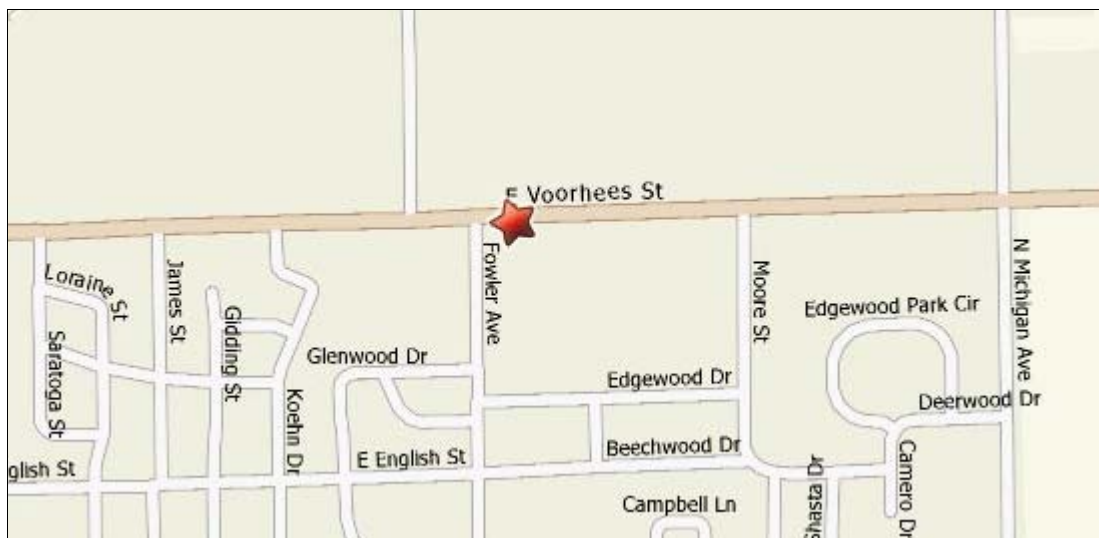
**Truck Doors:** (2) drive-in truck doors &  
(1) dock door

**O.H. Cranes:** One 3 ton crane  
One 5 ton crane

**Electric:** 480 kV electric

**Lease Price:** \$3.50/sq. ft. per year gross

**Sale Price:** \$750,000



## MORE INFORMATION?

For additional information,  
please contact  
Roche Cain at

**217-359-8333**

Burch Kiser Real Estate is  
the agent for, and  
therefore represents,  
the Seller/Lessor.

# Building #2 Floor Plan

