



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

17+ ACRES WITH RAIL SPUR

Sale & Lease Price: Subject to Offer

SALE / LEASE



610 E. Ross Lane

Danville, IL 61834

138,500 SF

INDUSTRIAL

WAREHOUSE

SALE & LEASE PRICE

Subject to Offer

BUILDING SIZE

+/- 138,500 SF

LOT SIZE

+/- 17.6 AC

AVAILABLE SPACE

+/- 138,500 SF

TAX PIN

23 30 200 001

ZONING

Commercial Industrial

RE TAX

\$5,793.30 = 2021

YEAR BUILT

1950

PROPERTY DESCRIPTION

Located on 17+ acres with rail access, this property offers endless opportunities for businesses in the agricultural or transportation industries.

The property includes (2) 1-million-gallon fertilizer tanks and a 130,000 SF former fertilizer storage building, providing ample storage space for a variety of products. The three rail lines running alongside the storage building make transportation easy and efficient.

In addition to the storage facilities, the property also features a 1,300 SF office and a 7,200 SF workshop, perfect for administrative and operational activities. There is also potential for a truck scale, adding even more convenience for businesses that need to weigh their products before transport.

This property has the potential to be the perfect home for a variety of industrial uses, from manufacturing to storage and distribution. It's a rare find, so don't miss out on the opportunity to make it yours!

AREA DESCRIPTION

Located in Vermilion County, the subject site is less than 2 miles from Interstate 74's Tilton exit. Surrounding businesses include: Lebanon Seaboard, R&L Carriers, XPO Freight, Toyota of Danville, Rich's Dinner, and Truscelli Collision & Repair.



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

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5_NAT_2/22



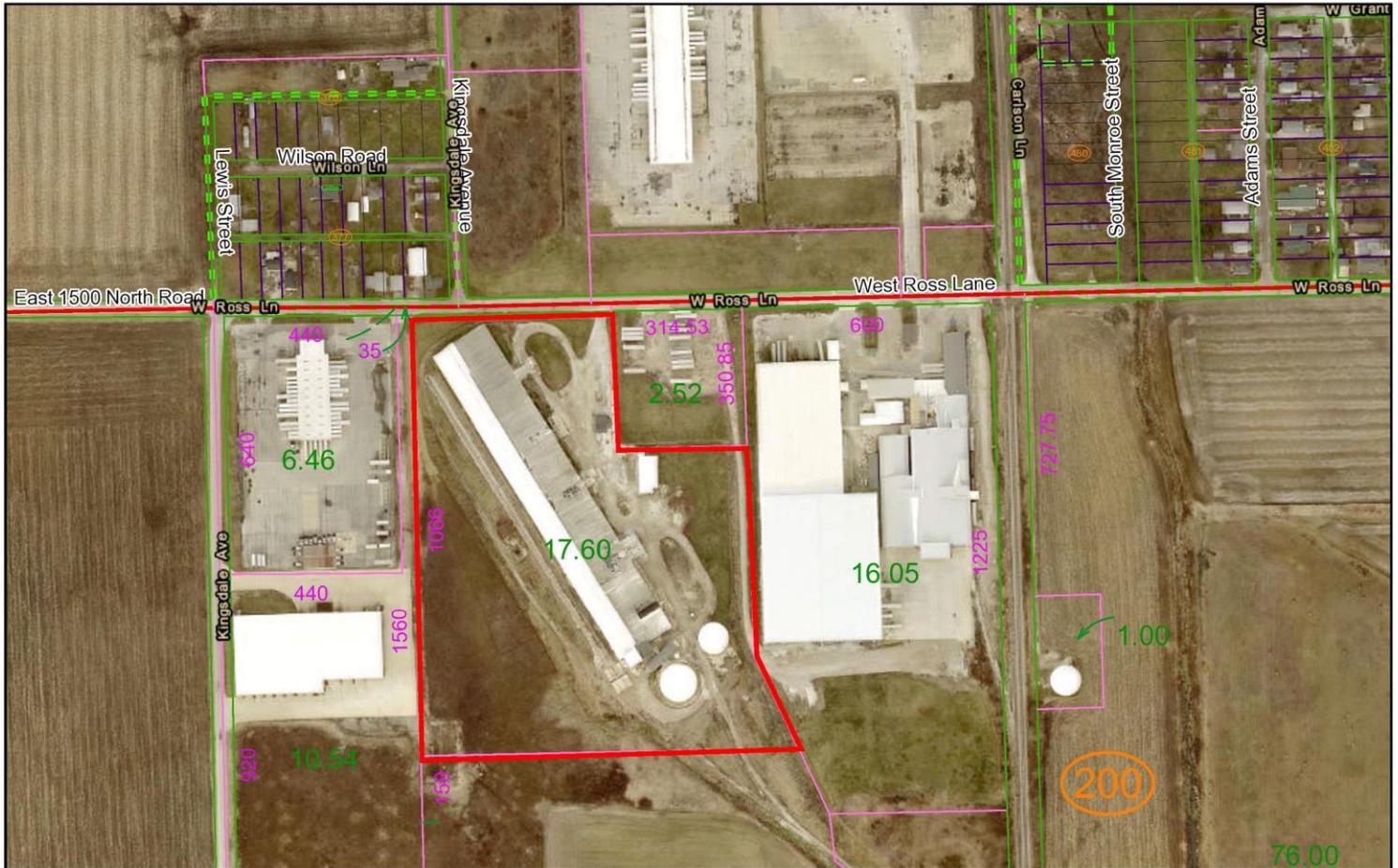
**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

17+ ACRES WITH RAIL SPUR

Sale & Lease Price: Subject to Offer

SALE / LEASE

PLAT MAP



2/14/2023

- 1 inch -
Scale - 1:4,000
1 inch = 333 feet
1 inch = 0.063 miles

Esri, HERE, Garmin, (c) OpenStreetMap contributors

Copyright 2017 Vermilion County, IL and Bruce Harris and Associates



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

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5_NAT_2/22



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

17+ ACRES WITH RAIL SPUR

Sale & Lease Price: Subject to Offer

SALE/LEASE

AERIALS



LARRY KUCHEFSKI

Illinois/Indiana Licensed Designated Managing Broker

217-918-0871

lk@cbsdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

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

© 2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Coldwell Banker Real Estate LLC nor any of its affiliated companies. 2288K5_NAT_2/22