



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY

Investment Opportunity

1901 E Voorhees St

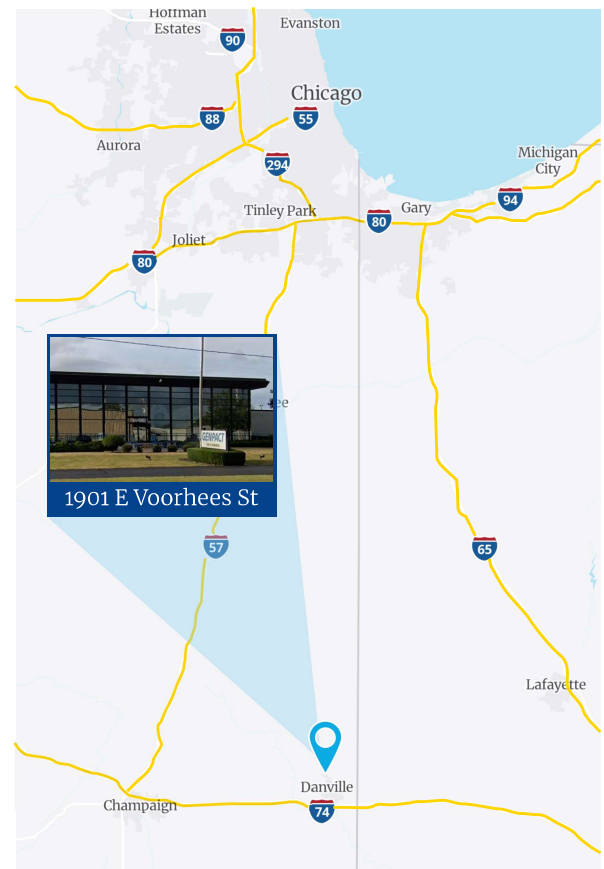
Danville, IL 61834

Investment Highlights

1901 East Voorhees Street is a 399,045 SF Class B office/warehouse building located in Danville, IL (Vermilion County) within an Opportunity Zone. The Building was constructed in 1964 and sits on 40.5 acres. Genpact LLC (NYSE ticker "G") is the current owner of the Building and will sign a 5-year lease to remain in approximately 35,000 SF of the building prior to Closing. There is additional land on the north side for potential future building expansion.

Space Details

Sale Price	\$12,000,000
Building/Lot Size	399,045 SF on 40.5 Acres
Price pSF	\$30.07
Parcel Number	18-34-400-099
Zoning	Industrial
Legal Description	S40.5A E2 SE4 34 20 11
Year Built	1964
Real Estate Tax (2022)	\$205,557



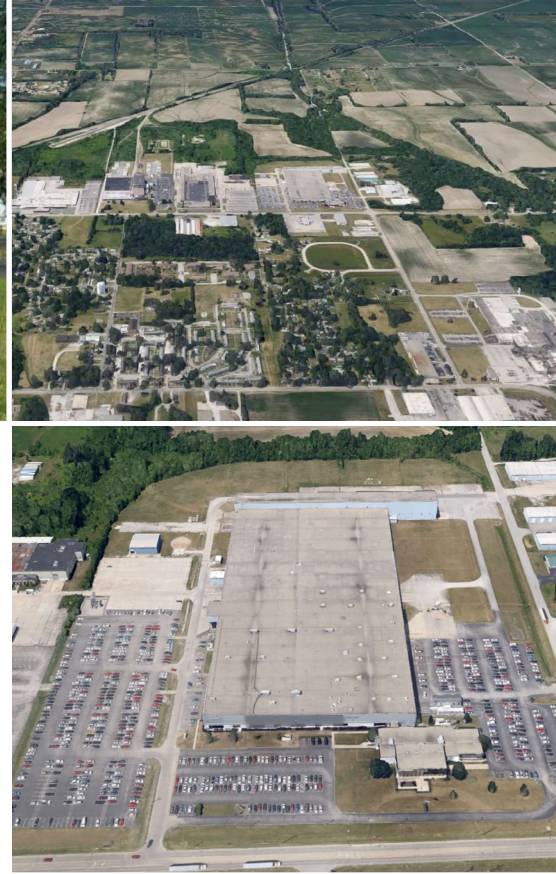
GENPACT

1901 E. VOORHEES

Building Specifications

Building SF	399,045
Approx. Office Space	188,322 SF
Approx. Warehouse	200,973 SF
Warehouse Clear Height	High Bay: 50' Warehouse: 22'
Crane	5-ton in High Bay
Office Ceiling Height	9.0 - 12.0'
Column Spacing	45 x 90
HVAC	Office only
Sprinkler	Wet System
Power	480 / 240 / 120 3 Phase
Generator	Three (3) Back up Generators
Parking	770 car parks
Interstate Access	3 miles
Telecom	Fiber & Cable
Tenancy	Multiple
Roof	Flat membrane
Out Building	4,500 SF

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2023. All rights reserved.



Contact us:

Mike Kay
Vice Chairman
+1 214 208 4503
mike.kay@colliers.com

Larry Kuchefski, CCIM
Designated Managing Broker
+1 217 918 0871
lk@devonshire-realty.com



Colliers
1717 McKinney Avenue
Suite 900
Dallas, TX 75202
colliers.com