

# Distribution/Dry Storage Warehouse

1536 E Fairchild St, Danville, IL 61832



- Fenced and Gated
- GLA: 72,233 SF
- Lot Size: 11.02 Acres

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OFFERING  
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April 28, 2026



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## **CONTENTS**

OFFERING SUMMARY	<b>4</b>
PROPERTY DESCRIPTION	<b>8</b>
PHOTOS & MAPS	<b>10</b>
RENT COMPS	<b>20</b>
DEMOGRAPHICS	<b>21</b>
MARKET OVERVIEW	<b>23</b>

# OFFERING SUMMARY



1536 E FAIRCHILD ST  
DANVILLE, IL 61832

FOR SALE

FOR LEASE



Price:  
\$3,600,000



Lease Rate:  
\$4.00 - \$5.00 SF NNN

Price/SF: \$49.84

Availability: Immediate

Occupancy: Vacant

Gross Leasable Area: 72,233 SF

Lot Size: 11.02 Acres

Year Built/Renovated: 1965/1995/2000

Parcel ID: 23-03-300-075  
23-03-400-027

## Summary of Terms

### Interest Offered

Fee Simple Interest or Leasehold in 1536 E Fairchild St, a 72,233 SF Distribution/Dry Storage Warehouse located in Danville, IL.

### Property Tours

Prospective Tenants & Purchasers are Encouraged to Visit the Subject Property. However, all Property Tours Must be Arranged with the Listing Agents. **At no time shall on-site management or staff be contacted without prior approval.**

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# EXECUTIVE SUMMARY

Marcus & Millichap is pleased to exclusively represent for sale or for lease **1536 E Fairchild St**, a 72,233 total SF distribution/dry storage warehouse on 11.02 acres in Danville, Illinois. The subject property offers immediate availability and a functional layout. Former freezer area was operated with a Freon system. The property features 30'-34' clear heights, 40' x 40' column spacing, 11 dock-high doors with dock shelters, and substantial power with (2) 800-amp panels, 600V 3-phase service. Former tenant was food grade.

Recent capital improvements include new Duro-Last roof covering on Sections A, B, and C (see Page 8) with 20-year warranty, LED lighting throughout the warehouse and exterior, fire protection system maintenance, new office entrance stairs and landscaping, riprap installation around side and rear of buildings, gutter and downspout replacements as needed, and underground drainage repairs. The subject property also features an alarm system, full perimeter fencing with razor wire and manual gate access, ample employee and truck and trailer parking.

Danville hosts a strong base of food and agricultural manufacturing, processing, and packaging companies, including McLane Midwest, Grain Craft, Teasdale Foods, Hana Group, and Sunrise FS, and benefits from durable industrial fundamentals, including a 2.1% vacancy rate and 2.4% rent growth (CoStar, January 2026). Major employers in the area include Thyssenkrupp, Honeywell, Goodyear, Carle Health, OSF HealthCare, and AutoZone, a Fortune 500 company with a regional returns center.

Conveniently located 2 miles from I-74 (27,200 VPD) with direct access to I-57 (25,800 VPD) and I-72 (17,300 VPD), the property offers efficient Midwest and nationwide connectivity.

The region is supported by a 156,599-worker labor pool across the Champaign–Urbana–Danville CSA, with an unemployment rate of 5.7%. Workforce depth is strengthened by WIOA training programs and nearby higher-education institutions, including Danville Area Community College (Enrollment: 5,247), the University of Illinois (Enrollment: 60,848), Purdue University (Enrollment: 57,310), Indiana State University (Enrollment: 7,713), Rose-Hulman Institute of Technology (Enrollment: 2,316) and Ivy Tech Community College. Within a 10-mile radius, the population totals 52,864 with an average household income of \$72,006.

Positioned in a strategic Midwest location with abundant power, interstate access, and deep labor availability, 1536 E Fairchild St presents a compelling opportunity for dry goods, food distribution, and investors seeking a versatile and logistics-advantaged industrial asset.





Gated Entry

## Distribution/Dry Storage Warehouse



### Property Overview

- 72,233 Total SF | Immediate Availability
- Available for Purchase at \$49.84 SF, Well Below Replacement Cost, Offering Speed to Market for a New Owner or Lock in a Long-Term Lease at a Competitive Rate
- 95% Warehouse | 5% Office
- Dry Storage/Distribution Warehouse Formerly Tenanted by Food Grade Tenant (Potential to Improve Former Freezer Spaces)
- 30'-34' Clear Heights | 40' x 40' Column Spacing
- (11) Docks with Dock Shelters
- Substantial Power: (2) 800 Amp Panels | 600V 3-Phase
- Recent CapEx:
  - New Duro-Last Roof Covering (Sections A, B & C – see Page 8) with 20-Year Warranty
  - LED Lighting Throughout Warehouse & Exterior
  - New Office Entrance Stairs & Landscaping
  - Fire Protection System Maintenance
  - Riprap Installation Around Side & Rear of Buildings
  - Partial Gutter Replacement & Underground Drainage Repairs
- Secure Building: Alarm System, Perimeter Fence with Razor Wire & Manual Gate Access
- Ample Employee, Truck & Trailer Parking
- Zoned I-1 Light Industrial | Enterprise Zone



### Ideal for Regional & National Distribution Operations

- Danville & Vermilion County is a Regional Hub for Food & Ag, Manufacturing, Processing & Packaging, Home to:
  - McLane Midwest
  - Grain Craft
  - Teasdale Foods
  - Hana Group
  - Sunrise FS
  - Viscofan
  - Thyssenkrupp
  - Bunge Milling, Inc.
  - Leatherneck Hardware / ASSA ABLOY
  - Watchfire Signs, LLC

## Why Danville, IL?



### High Connectivity Strategic Midwest Location

- 2 Miles to I-74 (27,200 VPD), a Major NW/SE Interstate with Connectivity to I-57 (25,800 VPD) & I-72 (17,300 VPD) for Midwest & Nationwide Distribution
- Centrally Located Between Major Midwest Metros, Including:
  - Indianapolis (89 mi)
  - Chicago (140 mi)
  - St. Louis (217 mi)
- Danville Industrial Market Strength:
  - Vacancy: 2.1%
  - Rent Growth: 2.4% YoY (CoStar, April 2026)



### Robust Local Economy & Workforce

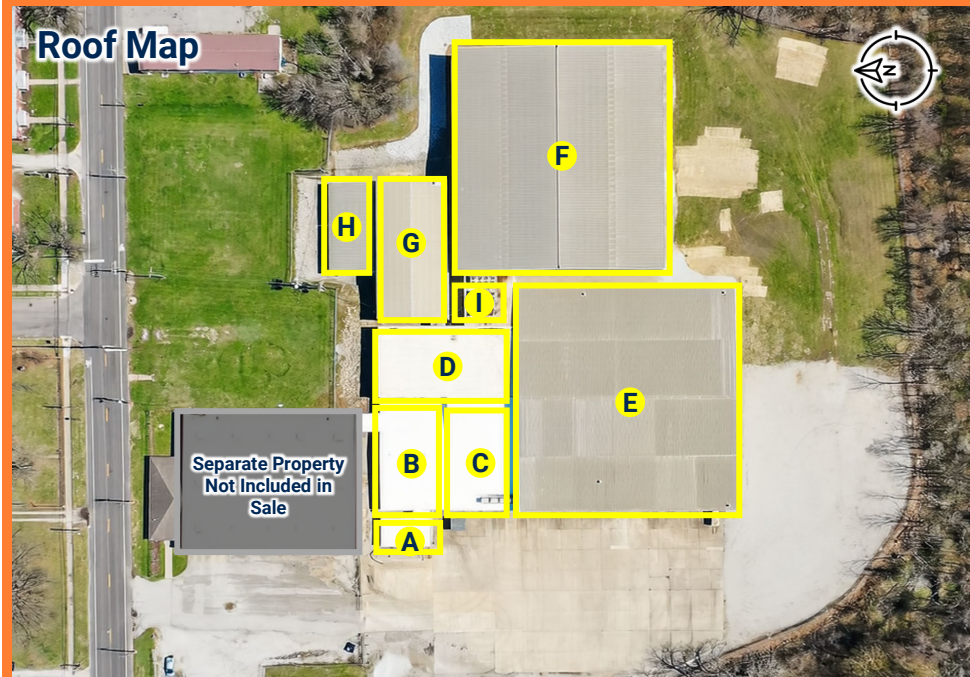
- Major Employers: Thyssenkrupp, Honeywell, Goodyear, Carle Health, OSF HealthCare & AutoZone (Fortune 500 with a Regional Returns Center)
- Available Labor Pool: 156,599 Workers Across the Champaign-Urbana-Danville CSA
- Unemployment Rate: 5.7%, Providing Strong Recruitable Labor
- Workforce Development: Supported by Workforce Innovation & Opportunity Act (WIOA) Programs for Skilled Labor Training
- Educated Workforce Supported by:
  - Danville Area Community College
  - University of Illinois (Enrollment: 60,848)
  - Purdue University (Enrollment: 86,953)
  - Indiana State University (Enrollment: 7,713)
  - Rose-Hulman Institute of Technology (Enrollment: 2,316)
  - Ivy Tech Community College
- Population: 52,864 | AHHI: \$72,006 (10 Miles)

# PROPERTY DESCRIPTION

 1536 E FAIRCHILD ST  
DANVILLE, IL 61732

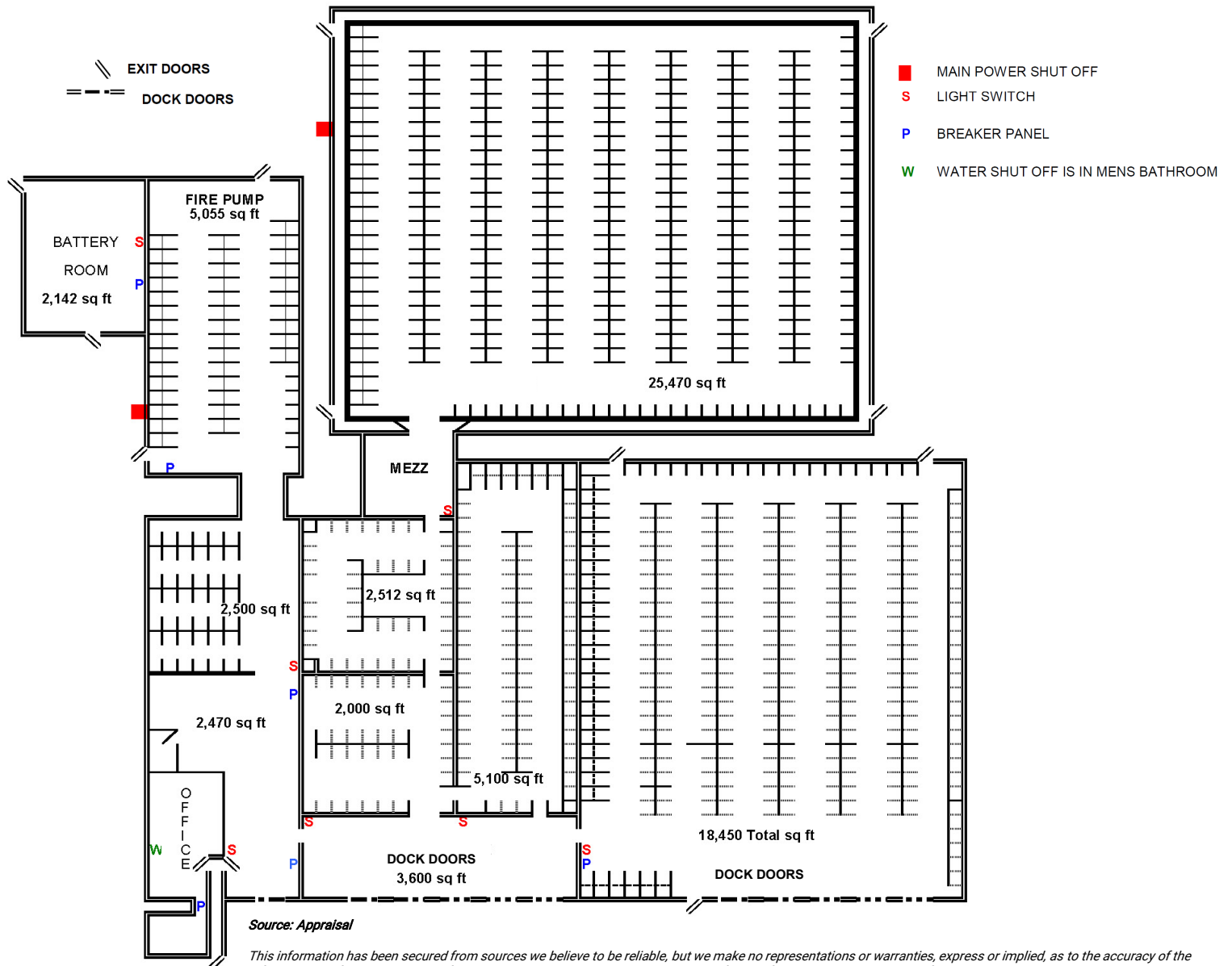
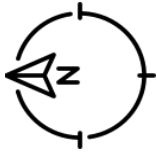
## Distribution/Dry Storage Warehouse

<b>GLA:</b>	72,233 SF*
<b>Lot Size:</b>	11.02 Acres*
<b>Occupancy:</b>	Vacant
<b>Year Built/Renovated:</b>	1965/1995/2000
<b>Construction:</b>	Metal
<b>Roof:</b>	Metal with Duro-Last Coating on Sections A, B & C (20-Year Warranty)
<b>Warehouse   Office Ratio:</b>	95% Warehouse   5% Office
<b>Clear Height:</b>	30'-34'
<b>Column Spacing:</b>	40' x 40'
<b>Docks (Total):</b>	11 (10' OHD) with Dock Shelters
<b>Sprinklers:</b>	Yes
<b>HVAC:</b>	Baseboard Electric, Wall A/C, Gas Space Heaters
<b>Power:</b>	(2) 800A Main Panels, 600V 3-Phase
<b>Utilities:</b>	Municipal Gas, Electric, Water & Sewer
<b>Security:</b>	Fenced with Razor Wire, Alarm System, Manual Gate Access
<b>Zoning:</b>	I-1 Light Industrial   Enterprise Zone
<b>Parcel ID:</b>	23-03-300-075   23-03-400-027



\*Source: Survey

# FLOOR PLAN



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# PROPERTY PHOTOS



Rear Elevation



Backup Generator Pad & Exterior Fire Hookup



Riprap Installed Around Side & Rear of Buildings

# PROPERTY PHOTOS



Typical Warehouse



Fire Riser



Typical Warehouse



Cold Curtain

# PROPERTY PHOTOS



Dry Storage (Former Freezer)



Dry Storage (Previously Refrigerated)



Dry Storage (Former Freezer)



Typical Dock Doors

# PROPERTY PHOTOS



Office Area



800A Electrical Mains - 600V 3-Phase Power



Production Office Entrance



800A Electrical Mains - 600V 3-Phase Power

# PROPERTY PHOTOS

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Separate Property  
Not Included in Sale

# PROPERTY PHOTOS

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Separate Property  
Not Included in Sale



# PARCEL MAP

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E Fairchild St

Separate Property  
Not Included in Sale

23-03-300-075  
8.08 AC\*

23-03-400-027  
2.79 AC\*

*\*Source: Vermilion County, Illinois*



# LOCAL MAP

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**SUBJECT PROPERTY**  
1536 E Fairchild St



**136** US-136  
12,200 VPD

**74** I-74  
27,200 VPD



# REGIONAL MAP



**CHICAGO, IL**  
140 Miles



**SUBJECT PROPERTY**  
1536 E Fairchild St  
Danville, IL



**FORT WAYNE, IN**  
170 Miles

**INDIANAPOLIS, IN**  
89 Miles

**CINCINNATI, OH**  
200 Miles

**LOUISVILLE, KY**  
202 Miles

**ST LOUIS, MO**  
217 Miles

# RENT COMPS

LOCATION: WITHIN 50 MILES OF SUBJECT PROPERTY | SOURCE: COSTAR



## SUBJECT PROPERTY

1536 E FAIRCHILD ST  
DANVILLE, IL 61832

Lease Type	NNN
Rent/SF	\$4.00 - \$5.00
Lease Term	Negotiable
Available SF	72,233 SF
Year Built	1965/1995/2000
Notes	Subject Property



1924 COUNTY RD 3000 N  
RANTOUL, IL 61866

Lease Type	NNN
Rent/SF	\$4.50
Lease Term	Negotiable
Available SF	27,642-303,826 SF
Year Built	1974/2017
Notes	Champaign, IL MSA



201 N MICHIGAN ST  
OXFORD, IN 47971

Lease Type	+UTIL
Rent/SF	\$4.00
Lease Term	1-10 Yrs
Available SF	34,000 SF
Year Built	1982
Notes	Lafayette, IN MSA



301 WILBUR HEIGHTS RD  
CHAMPAIGN, IL 61822

Lease Type	TBD
Rent/SF	\$4.80
Lease Term	Negotiable
Available SF	25,000 SF
Year Built	1959
Notes	Champaign, IL MSA



2309 BLOOMINGTON RD  
CHAMPAIGN, IL 61822

Lease Type	NNN
Rent/SF	\$7.00
Lease Term	Negotiable
Available SF	27,610 SF
Year Built	1978
Notes	Champaign, IL MSA



2901 BOARDWALK DR  
CHAMPAIGN, IL 61822

Lease Type	NNN
Rent/SF	\$7.50
Lease Term	Negotiable
Available SF	23,533 SF
Year Built	2018
Notes	Champaign, IL MSA



105 FLESSNER AVE  
RANTOUL, IL 61866

Lease Type	NNN
Rent/SF	\$4.00
Lease Term	Negotiable
Available SF	73,500 SF
Year Built	1981/1994
Notes	Champaign, IL MSA



3535 BRADY LN  
LAFAYETTE, IN 477909

Lease Type	TBD
Est. Rent/SF	\$8-10
Lease Term	Negotiable
Available SF	34,438 SF
Year Built	1978
Notes	Lafayette, IN MSA

POPULATION	3 Miles	5 Miles	10 Miles
2030 Projection	23,999	36,411	52,260
2025 Estimate	24,387	36,930	52,864
2020 Census	25,727	38,793	55,205
2010 Census	29,116	43,438	60,680
Daytime Population (2025 Estimate)	27,697	38,994	50,303

HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2029 Projection	10,484	15,603	22,458
2025 Estimate	10,548	15,692	22,545
Average (Mean) Household Size	2.2	2.2	2.2
2020 Census	10,678	15,871	22,723
2010 Census	11,757	17,265	24,311
Average Household Income	\$58,660	\$66,902	\$72,006

PROFILE	3 Miles	5 Miles	10 Miles
Median Age	37	40	41
Population 25+ with Bachelor's Degree+	14.9%	16.7%	17.3%
Average Travel Time to Work (Minutes)	17	18	19

## AREA HIGHLIGHTS



**52,864**

POPULATION  
(10 MILES)



**14%**

DAYTIME POPULATION GROWTH  
(3 MILES)



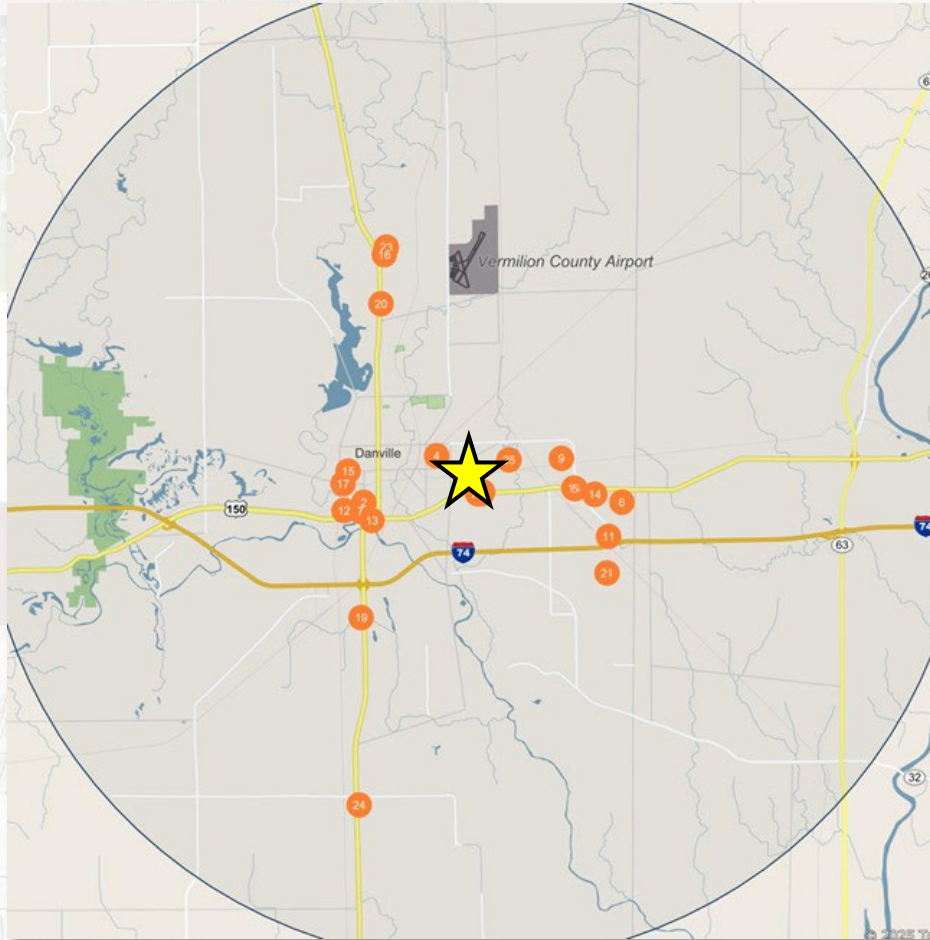
**\$72,006**

AVERAGE HOUSEHOLD INCOME  
(10 MILES)



**\$107,362**

MEDIAN HOUSING VALUE  
(10 MILES)



## Major Employers

## Employees

1	Veterans Health Administration-Danville V A Medical Center	844
2	Poch Staffing Inc-	401
3	Danville Area Cmnty College-	379
4	Watchfire Enterprises Inc-	344
5	Thyssenkrupp Dynmc Cmpnnts Dnvl-Thyssenkrupp	300
6	Department Corrections III-Danville Correctional Center	298
7	Catholic Social Service-Catholic Social Service	227
8	Cannon Cochran MGT Svcs Inc-Cmsi	202
9	Thyssenkrupp Crankshaft Co LLC-Thyssenkrupp Crankshaft	200
10	Martins IGA & Frozen Food Ctr-IGA	197
11	Danville Metal Stamping Co Inc-	196
12	Danville Metal Stamping Co Inc-	195
13	Vermilion Cnty Mtro Expo Adtri-David S Palmer Arena	175
14	McLane/Midwest Inc-	172
15	Chardonay Dialysis LLC-	170
16	Walmart Inc-Walmart	161
17	Danville Polyclinic Ltd-	150
18	Mervis Industries Inc-Mervis Iron & Metal Div	145
19	Covington Foods Inc-Tilton County Market	132
20	Meijer Inc-	117
21	Sygma Network Inc-Sygma	116
22	VA Illana Health Care-	112
23	Menard Inc-	110
24	First Student Inc-	105
25	Viscofan USA Inc-	104

# MARKET OVERVIEW DANVILLE, IL

**Danville** is the county seat of Vermilion County, located in east-central Illinois approximately one mile west of the Indiana state line. The city offers strong regional access, positioned 132 miles south of Chicago, 90 miles west of Indianapolis, and 198 miles northeast of St. Louis. Interstate 74 runs directly through the market, supported by State Routes 1, 136, and 150, providing efficient east-west and north-south connectivity for regional distribution.

The market benefits from robust freight infrastructure. Danville is served by four Class I railroads – CSX, Norfolk Southern, and Union Pacific (two corridors), along with multiple truck and bus lines. The Vermilion County Airport supports freight operations through UPS and Aero Charter Express, while Indianapolis International Airport, approximately 88 miles away, provides global cargo access. This transportation network supports industrial, food distribution, and cold storage users seeking Midwest market reach.

Danville has an established manufacturing base and a cost-competitive operating environment. While the region has experienced population decline over the past decade, this has contributed to available labor and lower wage and real estate costs relative to larger Midwest metros. As of December 2024, unemployment in the Danville MSA measured 5.4%, exceeding state and national averages and indicating capacity for workforce absorption by new or expanding employers.

Recent investment activity reflects continued confidence in the market. Notable projects include a \$20 million expansion at Flex-N-Gate Plastics, a \$70 million Carle Health medical campus completed in 2023, expanded manufacturing operations by Watchfire Signs, and the 41,500-square-foot Golden Nugget Casino, which opened in 2023 and employs approximately 250 workers. Supported by Vermilion Advantage's active economic development initiatives, Danville remains a logistics-oriented, value-driven industrial market well suited for distribution, cold storage, and light manufacturing operations.





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