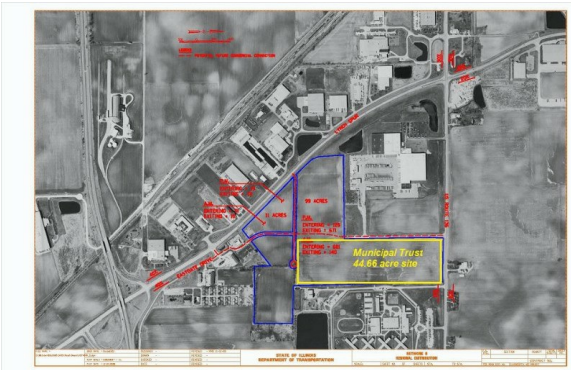


Municipal Trust Distribution & Industrial Site

E. Main St. / US 136 | Danville, IL | US | Vermilion County
Available Acres: 44.66 | Sale Price: \$20,000



Illinois
Department of Commerce
& Economic Opportunity
JB Pritzker, Governor



Zoning:	Industrial-Heavy
Topography:	fairly level
Setting:	Industrial Park
Within City Limits:	Yes
Sale Price:	\$20,000
Sale Price Note:	\$20,000 per acre
Last Updated:	Jun 21, 2024

Economic Development Contact

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Mike Marron, CEO
Vermilion Advantage
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Realtor/Owner Contact

Jerry Alexander
815-933-2122 | equip@keynet.net

Property and Area Description

The Municipal Trust site is located in the East Gate Business Corridor, within 0.50 mile of Interstate 74. High traffic area -- the right business could draw strongly from city of Danville, I-74 traffic, and industrial complex workers for retail and food. A great location for manufacturing and distribution companies. The Eastgate Business Park is home to international manufacturing and distribution companies including ThyssenKrupp Presta and nearby TK Crankshaft, as well as a Blue Cross/Blue Shield call center. Alcoa, Fiberteq and Sygma are just across I-74. Lodging accomodation located in this business park include the Hampton Inn, Holiday Inn Express, Sleep Inn Suites, and others.

Population

	53,613	86,723	130,425
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	22,662	36,594	53,952
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Transportation

Nearest Highway: IN 63 (4.00 mi.)
Nearest Interstate: I-74 (0.50 mi.)
Nearest Airport: Vermilion Regional Airport (4.00 mi.)
Nearest Commercial Airport: University of Illinois - Willard Airport (50.00 mi.)
Rail Served: No
Rail Served By: Other
Rail Infrastructure in Place: No

Utilities

Electric: Ameren
Natural Gas: Ameren
Water: Aqua Illinois
Sewer: City of Danville