

Commercial Real Estate Advisors

Investment Property Offering

DIVISIBLE DEVELOPMENT SITE

Exit 214

Tilton, IL 61833



\$4,332,030

- New TIF District
- 40 Acres-Three Separate Tracts
- Interstate 74 Access Exit 214
- CSX Spur into Site

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

All Sperry Van Ness® Offices Independently Owned and Operated.

Executive Summary

DIVISIBLE DEVELOPMENT SITE



Exit 214

Tilton, IL 61833

List Price \$4,332,030

Price per S.F. \$24.61

CAP

Building S.F. 176,000

Land Acres 40.00

■ Excellent Warehousing

Cross Street	I-74	Tax Parcel Number	23183010920080,084,086,01
Market	Central Illinois	Sub Market	Vermilion County
Zoning Type	MI	No. of Buildings	2
Mixed Use	Warehouse/Manufactur	Freeway Access	Yes
Rail Access	Yes	No. of Stories	2
Ceiling Height	23' to 30'	No. of Tenants	2

■ Property Descriptions

Area	Vermilion County is located approximately 2 hours south of Chicago and Indianapolis is approximately 1 1/2 hours east. Tilton is 31 miles East of Champaign, IL (home to U of I). Interstate 74 runs east and west directly in front of site with exit 214 lining up with the east entrance to the property.
Construction	Walls are steel and masonry. The floor is 8" - 12" concrete. Ceilings 23-30'.
Electrical	Primary voltage-KV-69,000 on the east side & 138,000 on the west side. Phase-3. Natural gas is provided by Ameren IP with Pan Handle available through separate line.
Environmental	Phase I Environmental in October 1995 and Phase II in June 1996
Property	Located along the north side of I-74 at the 214 Exit, A CSX Branch line runs along the east side of the property, with the Vermilion River providing the northern most boundary. The former GM manufacturing facility has excellent drainage with storm sewers in place. Lagoons are available for detention or wastewater treatment. The subjects can be subdivided and sold separately. Tract I is 17.33 acres @ \$606,550. Tract C is 6.93 acres with a 176,000 sq ft of building space @ \$1,500,000. Tract D1 & D2 has 16.70 acres @ \$2,225,480.
Parking	Paved access roads with ample parking available.

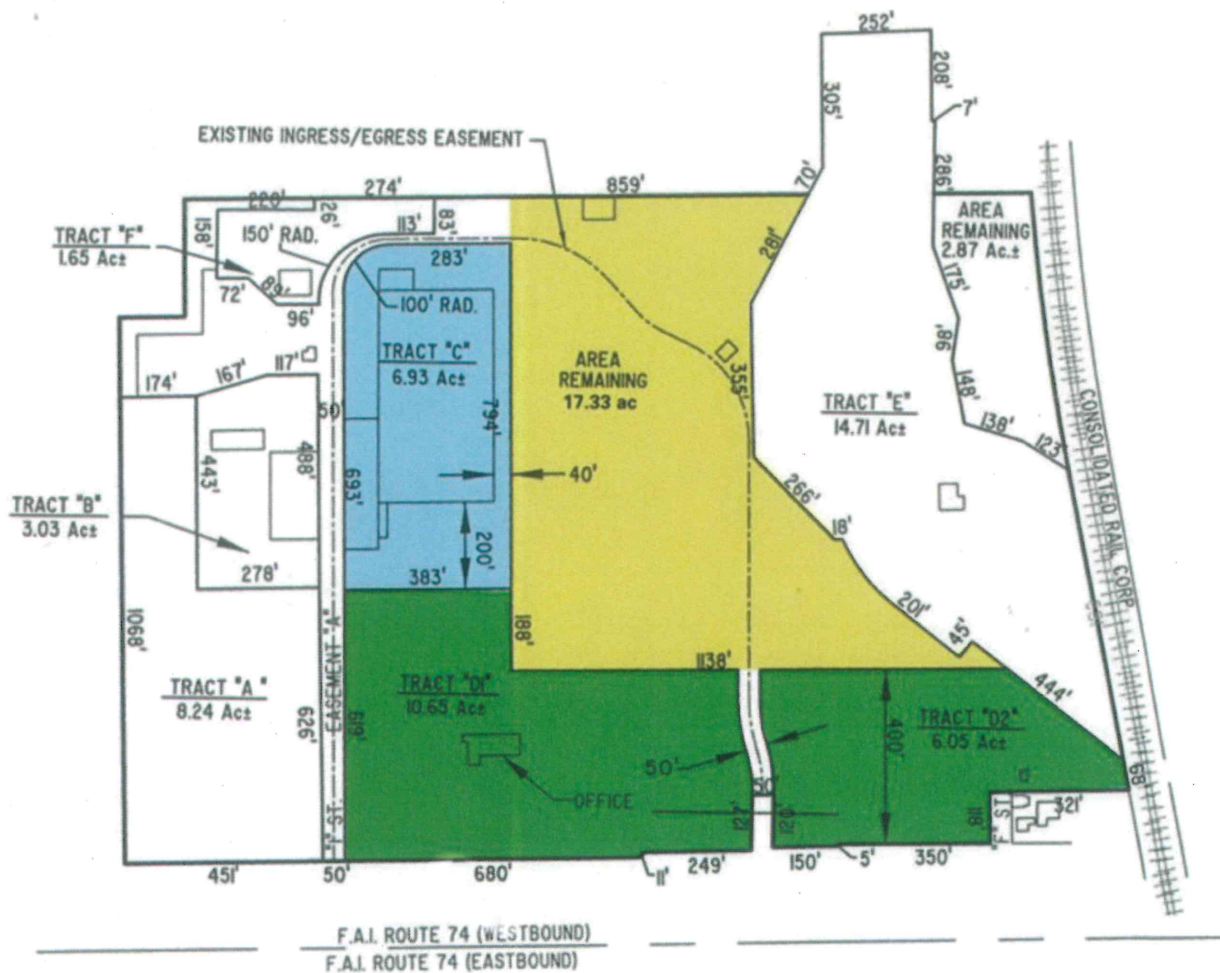
Rent Roll Summary

Space Number	Tenant Name	Start Date	End Date	Occupied S.F.	Vacant S.F.	Annual Rent S.F.	Occupied Rent	Vacant Rent	% of Total	Escalations / Options / Comments
1	Troxel Industries, Inc	2/1/2008	1/31/2011	17,980		\$1.91	\$34,259	\$0	10.2 %	
										Original lease started 01/31/05, on 6th renewal
2	Lebanon Chemical Corp.	11/1/2007	10/31/2008	70,610		\$1.60	\$112,976	\$0	40.1 %	
										Original lease started 05/31/2002, on 6th addendum.
0	Vacant				87,410	\$0.00	\$0	\$0	49.7 %	
Total				88,590	87,410		\$147,235	\$0	100.0 %	

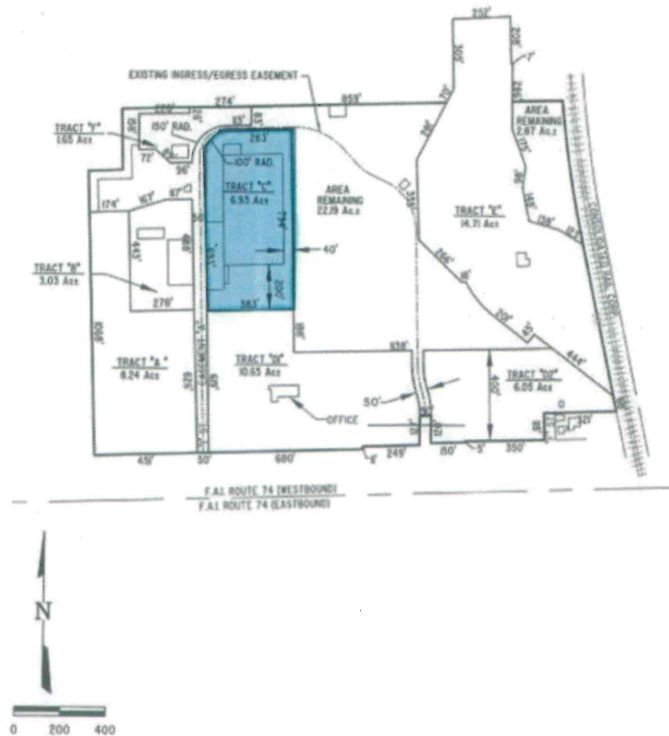
Potential Annual Income	\$147,235
Total S.F.	176,000
Avg. Annual Per S.F.	\$1.66
S.F. Vacancy (%)	49.66 %
Rent Vacancy (%)	

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"H" Street - 6.93 Acres



The subject has 176,000 Sq.Ft two story building. The current use for this building is warehouse/manufacturing. The lot size is 6.93 acres. It has 8 loading doors. The construction is steel. The zoning is M1 and it is located right off I-74 at Exit 214. It has paved access roads. All utilities are available (electric, gas, sewer-sanitary, water-municipal).

Unit Price: \$1,500,000

LEGAL DESCRIPTION

TRACT "C"

A part of Section 18, Township 19 North, Range 11 West, of the Second Principal Meridian, Vermilion County, Illinois, being more particularly described as follows:

COMMENCING at the Southwest corner of the Northwest Quarter of Section 18, being a point;

Thence, N 88° 31' 19" E, along the South line of the Northwest Quarter of said Section 18, a distance of 965.05 feet, to a point;

Thence, S 01° 54' 28" E, a distance of 183.98 feet, to a point;

Thence, N 88° 04' 44" E, a distance of 173.93 feet, to a point;

Thence, N 72° 38' 30" E, a distance of 167.10 feet, to a point;

Thence, N 88° 19' 32" E, a distance of 117.44 feet, to a point;

Thence, S 01° 39' 05" E, a distance of 488.38 feet, to a point;

Thence, S 02° 04' 46" E, a distance of 626.73 feet, to a point;

Thence, N 88° 28' 17" E, a distance of 50.02 feet, to a point;

Thence, N 01° 25' 51" W, a distance of 619.43 feet, to the POINT OF BEGINNING, being a point;

Thence, N 01° 25' 51" W, a distance of 692.98 feet, to a point;

Thence, along a curve to the Right, having a radius of 100.00 feet, an arc length of 157.03 feet, a chord bearing of N 43° 33' 17" E, a chord distance of 141.39 feet, to a point;

Thence, N 88° 32' 25" E, a distance of 283.77 feet, to a point;

Thence, S 01° 22' 49" E, a distance of 792.93 feet, to a point;

Thence, S 88° 32' 25" W a distance of 383.02 feet, to the POINT OF BEGINNING and containing 6.93 acres, more or less.

Prepared By:

MILANO & GRUNLOH ENGINEERS, LLC

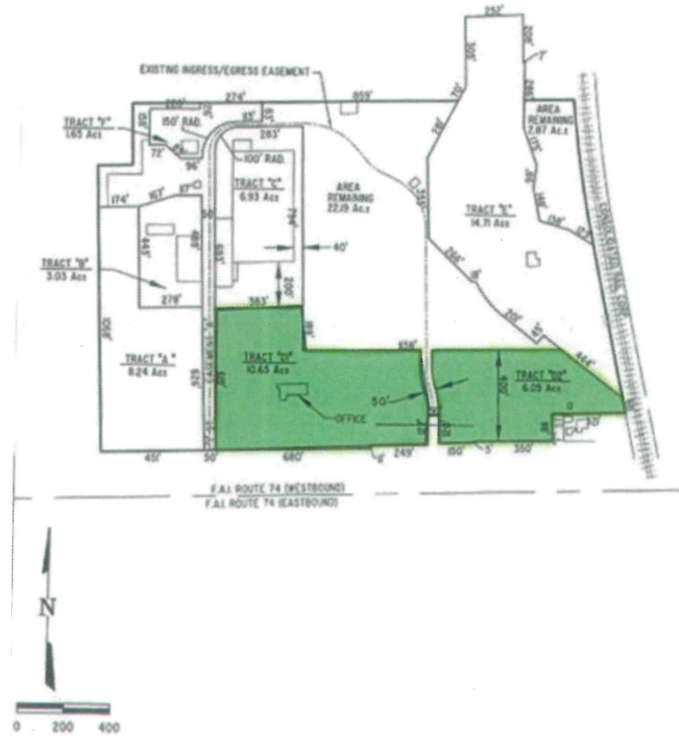
License #184-003108

April 9, 2008

Job #08229

jlb

"H" Street. - 16.70 Acres



The lot size is 16.70 acres. The zoning is M1 and is located right off I-74 on Exit 214. Present use of the subject is commercial/industrial lot. All utilities are available (electric, gas, sewer-sanitary, and water-municipal).

Unit Price: \$2,225,480

LEGAL DESCRIPTION
DANVILLE INDUSTRIAL, LLC
TRACT D1

A part of Section 18, Township 19 North, Range 11 West, of the Second Principal Meridian, Vermilion County, Illinois, being more particularly described as follows:

COMMENCING at the Southwest corner of the Northwest Quarter of Section 18, being a point;

Thence, N 88° 31' 19" E, along the South line of the Northwest Quarter of said Section 18, a distance of 965.05 feet, to a point;

Thence, S 01° 54' 28" E, a distance of 183.98 feet, to a point;

Thence, N 88° 04' 44" E, a distance of 173.93 feet, to a point;

Thence, N 72° 38' 30" E, a distance of 167.10 feet, to a point;

Thence, N 88° 19' 32" E, a distance of 117.44 feet, to a point;

Thence, S 01° 39' 05" E, a distance of 488.38 feet, to a point;

Thence, S 01° 04' 46" E, a distance of 626.73 feet, to a point;

Thence, N 88° 28' 17" E, a distance of 50.02 feet, to the POINT OF BEGINNING;

Thence, N 01° 25' 51" W, a distance of 619.43 feet, to a point;

Thence, N 88° 32' 25" E, a distance of 383.02 feet, to a point;

Thence, S 01° 22' 49" E, a distance of 188.35 feet, to a point;

Thence, N 88° 57' 23" E, a distance of 518.61 feet, to a point;

Thence, S 01° 19' 55" E, a distance of 70.53 feet, to a point;

Thence, Southeasterly along a curve to the Left having a radius of 380.00 feet, an arc length of 114.80 feet, a chord bearing of S 09° 59' 11" E, and a chord length of 114.36 feet, to a point;

Thence, Southerly along a curve to the Right having a radius of 320.00 feet, an arc length of 104.11 feet, a chord bearing of S 09° 19' 13" E, and a chord length of 103.65 feet, to a point;

Thence, S 00° 00' 00" W, along the North Right-of-Way line of F.A.I. Route 74, a distance of 127.94 feet, to a point;

Thence, S 88° 25' 19" W, along the North Right-of-Way line of F.A.I. Route 74, a distance of 249.41 feet, to a point;

Thence, S 01° 31' 24" E, along the North Right-of-Way line of F.A.I. Route 74, a distance of 11.78 feet, to a point;

Thence, S 88° 28' 17" W, along the North Right-of-Way line of F.A.I. Route 74, a distance of 679.99 feet, to the POINT OF BEGINNING and containing 10.65 acres, more or less.

Prepared By:

MILANO & GRUNLOH ENGINEERS, LLC

License # 184-003108

April 9, 2008

Job #08229

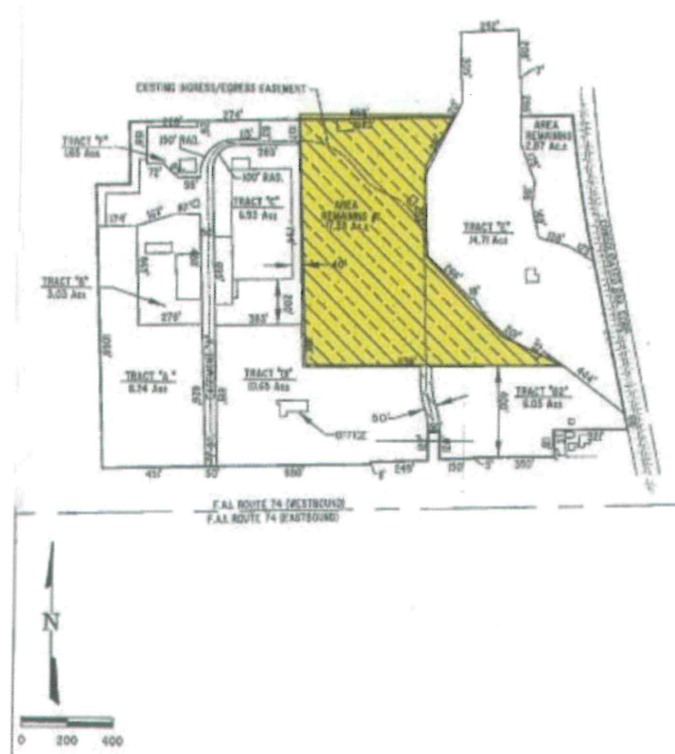
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LEGAL DESCRIPTION
DANVILLE INDUSTRIAL, LLC
TRACT D2

A part of Section 18, Township 19 North, Range 11 West, of the Second Principal Meridian, Vermilion County, Illinois, being more particularly described as follows:
COMMENCING at the Southwest corner of the Northwest Quarter of Section 18, being a point;
Thence, N 88° 31' 19" E, along the South line of the Northwest Quarter of said Section 18, a distance of 965.05 feet, to a point;
Thence, S 01° 54' 28" E, a distance of 183.98 feet, to a point;
Thence, N 88° 04' 44" E, a distance of 173.93 feet, to a point;
Thence, N 72° 38' 30" E, a distance of 167.10 feet, to a point;
Thence, N 88° 19' 32" E, a distance of 117.44 feet, to a point;
Thence, S 01° 39' 05" E, a distance of 488.38 feet, to a point;
Thence, S 01° 04' 46" E, a distance of 626.73 feet, to a point;
Thence, N 88° 28' 17" E, a distance of 50.02 feet, to a point;
Thence, N 01° 25' 51" W, a distance of 619.43 feet, to a point;
Thence, N 88° 32' 25" E, a distance of 383.02 feet, to a point;
Thence, S 01° 22' 49" E, a distance of 188.35 feet, to a point;
Thence, N 88° 57' 23" E, a distance of 568.61 feet, to the POINT OF BEGINNING, being a point;
Thence, N 88° 57' 23" E, a distance of 569.34 feet, to a point;
Thence, S 52° 47' 29" E, to the North Right-of-Way line of F.A.I. Route 74, a distance of 342.25 feet, to a point;
Thence, S 12° 02' 21" E, along the North Right-of-Way line of F.A.I. Route 74, a distance of 68.04 feet, to a point;
Thence, S 88° 25' 03" W, along the North Right-of-Way line of F.A.I. Route 74, a distance of 321.38 feet, to a point;
Thence, S 01° 34' 28" E, along the North Right-of-Way line of F.A.I. Route 74, a distance of 118.29 feet, to a point;
Thence, S 88° 57' 23" W, along the North Right-of-Way line of F.A.I. Route 74, a distance of 350.00 feet, to a point;
Thence, S 02° 08' 51" E, along the North Right-of-Way line of F.A.I. Route 74, a distance of 5.00 feet, to a point;
Thence, S 88° 23' 19" W, along the North Right-of-Way line of F.A.I. Route 74, a distance of 150.06 feet, to a point;
Thence, N 00° 00' 00" E, along the North Right-of-Way line of F.A.I. Route 74, a distance of 120.22 feet, to a point;
Thence, Northerly along a curve to the Left having a radius of 370.00 feet, an arc length of 119.69 feet, a chord bearing of N 09° 22' 25" W, and a chord length of 119.17 feet, to a point;
Thence, Northeasterly along a curve to the Right having a radius of 330.00 feet, an arc length of 99.69 feet, a chord bearing of N 09° 59' 11" W, and a chord length of 99.31 feet, to a point;
Thence, N 01° 19' 55" W, a distance of 70.28 feet, to the POINT OF BEGINNING and containing 6.05 acres, more or less.

Prepared By:
MILANO & GRUNLOH ENGINEERS, LLC
License # 184-003108
April 9, 2008
Job #08229
jlb

"H" Street - 17.33 Acres



The subject is 17.33 acres. The zoning is MI and is located right off Interstate 74 on exit 214. The present use of the subject is commercial/Industrial lot. All utilities are available (electric, natural gas, sewer-sanitary, and municipal water).

Unit Price: \$606,550

LEGAL DESCRIPTION
DANVILLE INDUSTRIAL, LLC
AREA REMAINING #1

A part of Section 18, Township 19 North, Range 11 West, of the Second Principal Meridian, Vermilion County, Illinois, being more particularly described as follows:

COMMENCING at the Southwest corner of the Northwest Quarter of Section 18, being a point;

Thence, N 88° 31' 19" E, along the South line of the Northwest Quarter of said Section 18, a distance of 965.05 feet, to a point;

Thence, S 01° 54' 28" E, a distance of 183.98 feet, to a point;

Thence, N 88° 04' 44" E, a distance of 173.93 feet, to a point;

Thence, N 72° 38' 30" E, a distance of 167.10 feet, to a point;

Thence, N 88° 19' 32" E, a distance of 117.44 feet, to a point;

Thence, S 01° 39' 05" E, a distance of 488.38 feet, to a point;

Thence, S 02° 04' 46" E, a distance of 626.73 feet, to a point;

Thence, N 88° 28' 17" E, a distance of 50.02 feet, to a point;

Thence, N 01° 25' 51" W, a distance of 1312.41 to a point;

Thence, along a curve to the Right, having a radius of 100.00 feet, an arc length of 157.03 feet, a chord bearing of N 43° 33' 17" E, a chord distance of 141.39 feet, to a point;

Thence, N 88° 32' 25" E, a distance of 283.77 feet, to the POINT OF BEGINNING, being a point;

Thence, S 01° 22' 49" E, a distance of 981.28 feet, to a point;

Thence, N 88° 57' 23" E, a distance of 518.61 feet, to a point;

Thence, S 01° 15' 55" E, a distance of 70.53 feet, to a point;

Thence, Southeasterly being a curve to the Left having a radius of 380.00 feet, an arc length of 114.80 feet, a chord bearing of S 09° 59' 11" E, and a chord length of 114.36 feet, to a point;

Thence, Southerly being a curve to the Right having a radius of 320 feet, an arc length of 104.11 feet, a chord bearing of S 09° 19' 13" E, and a chord length of 103.65 feet, to a point;

Thence, S 00° 00' 00" W, a distance of 0.69 feet, to a point;

Thence, N 88° 25' 29" E, a distance of 50.02 feet, to a point;

Thence, Northerly being a curve to the Left having a radius of 370.00 feet, an arc length of 119.69 feet, a chord bearing of N 09° 22' 25" W, and a chord length of 119.17 feet, to a point;

Thence, Northeasterly being a curve to the Right having a radius of 330.00 feet, an arc length of 99.69 feet, a chord bearing of N 09° 59' 11" W, and a chord length of 99.31 feet, to a point;

Thence, N 01° 19' 55" W, a distance of 70.28 feet, to a point;

Thence, N 88° 57' 23" E, a distance of 569.34 feet, to a point;

Thence, N 52° 47' 29" W, a distance of 102.48 feet, to a point;

Thence, S 37° 31' 09" W, a distance of 45.80 feet, to a point;

Thence, N 52° 35' 28" W, a distance of 201.04 feet, to a point;

Thence, along a curve to the Right having a radius of 417.68 feet, an arc length of 186.44 feet, a chord bearing of N 38° 45' 15" W, a chord distance of 184.90 feet, to a point;

Thence, S 85° 30' 10" W, a distance of 18.08 feet, to a point;

Thence, N 45° 49' 58" W, a distance of 266.68 feet, to a point;

Thence, N 02° 16' 29" W, a distance of 355.93 feet, to a point;

Thence, N 26° 52' 07" E, a distance of 282.05 feet, to a point;

Thence, S 88° 39' 28" W, a distance of 683.26 feet, to a point;

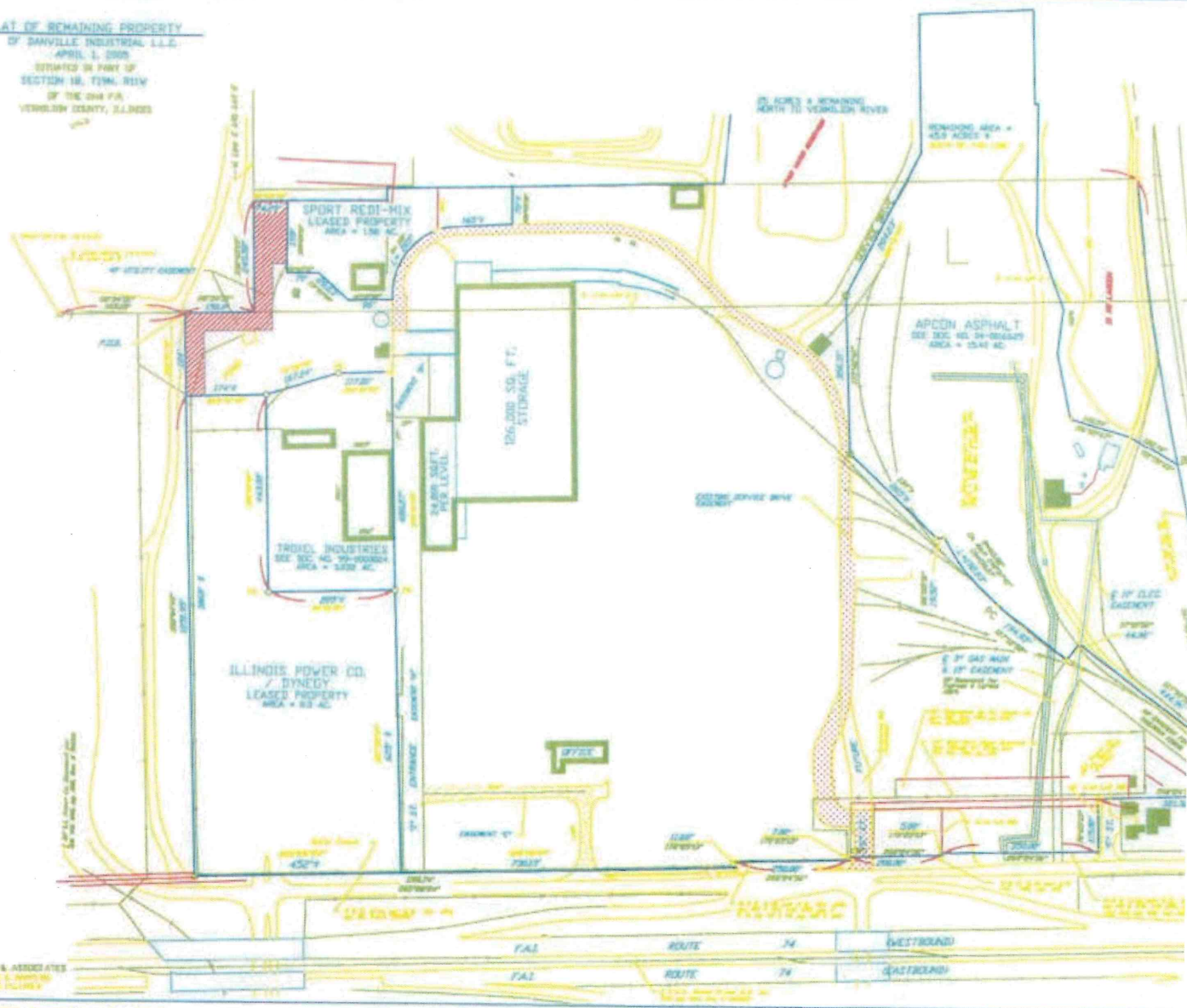
Thence, S 01° 22' 49" E, a distance of 107.37 feet, to the POINT OF BEGINNING and containing 17.33 acres, more or less.

Prepared By:
MILANO & GRUNLOH ENGINEERS, LLC
License #184-003108
May 2, 2008
Job #08229
Co

Aerial Photo



PLAT OF REMAINING PROPERTY
 OF DANVILLE INDUSTRIAL L.L.C.
 APRIL 1, 2000
 SITUATED IN PART OF
 SECTION 18, TOWN 31N
 OF THE 124E PA
 VERMILION COUNTY, ILLINOIS



L. H. LINDEN & ASSOCIATES
 SURVEYING & MAPPING
 CHICAGO, ILLINOIS