



HEARTLAND PROPERTIES GROUP

Residential | Office | Commercial | Agriculture

Heartland Plaza 433 N Gilbert Street Danville IL 61832

Date Available

Summer 2023—Build-Out Available

Suite Size

1500, 2250, 3000, or 4500 Sq. Ft.—Build to Suit

Site

Daily Traffic Count reported as of 3/21/2020 by IDOT @ 17,900 daily;

*estimated by IDOT to be 21,400 with the Logan Avenue closure

Ample Parking

Excellent Common Area Lighting at night controlled by photocells

Illuminated Signage

Signage

Pylon Sign

CAM covers

Property Taxes

Property Insurance

Common area electric

All Water & Sanitary Bills

Internet

Camera Security System

Common area maintenance and cleaning

Weekly grounds clean up

Trash removal

Parking lot and grounds maintenance

Lease Terms — \$20/square foot including rent and CAM

Attractions

Close to:

Interstate 74

Hospitals & Medical District

Banks

Police Dept and Fire stations

Restaurants and Shopping

Downtown/Court House/Library

Palmer Arena

Government Center

Hotels

Mass Transit Route

Lease Rate

\$20 per sq ft includes rent & CAM

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