



HEARTLAND PROPERTIES GROUP

Residential | Office | Commercial | Agriculture

Rodman Business Center *by Heartland Properties* 3821 N Vermilion Street, 2,000 sq ft space Danville IL 61832

Date Available

Immediately—build out available

Suite Size

2,000 Sq. Ft. Warehouse or Build to Suit

Site

Daily Traffic Count reported as of 3/31/2020 by IDOT @ 13,200 daily

Ample Parking

Excellent Common Area Lighting at night

Signage

Pylon Sign

Common Areas

Common Kitchen for tenants

2 ADA public restrooms in common area

CAM covers

North-End Retail Shopping

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 — Negotiable

Attractions

Close to:

Danville Village Mall & other shopping

Banks/Credit Unions

Mass Transit Route

Restaurants, Dine-In or Take-Out

Lease Rate

Negotiable

Contact: Rick Elkin · Heartland Properties Group · 217-442-3266 Office · 612-239-7656 Mobile
Rachelle Miller · Heartland Properties Group · 217-442-3266 Office
Machelle Dykes · Heartland Properties Group · 217-442-3266 Office