

FOR LEASE

Negotiable



601 Galaxy Dr., Rantoul, IL 61866

Property Information

AVAILABLE SF FOR LEASE
10,600

BUILDING SF
10,600

ZONING
CR-4

LEASE PRICE
Negotiable

AREA DESCRIPTION

The subject property is located on the former Chanute Air Force Base on the southeast side of the Village of Rantoul. Land use patterns within the subject area are mixed and include residential ranging from detached single family to apartments, office, warehouse, and public facilities.

PROPERTY DESCRIPTION

The subject property is a 10,600 square foot building, originally designated as building 43, and was designed originally as a fire station. It was constructed in 1939, and is designed on a slab. The subject is masonry construction, with exterior walls brick and block. The electrical amperage was identified as 600 amp, 3-phase, with 120/208v. In essence, the subject consists of 3 sections, office area with a former kitchen with 10' ceilings (4,200 SF) (READY FOR BUILD TO SUITE), a second story with former living quarters with 10' ceilings (3,000SF), and warehouse space with 5 OHD's with 14' ceilings (3,400 SF). The roof has recently been replaced.

AJ Thoma III, CCIM
217-403-3425
ajt@cbcdr.com



CBCDR.COM

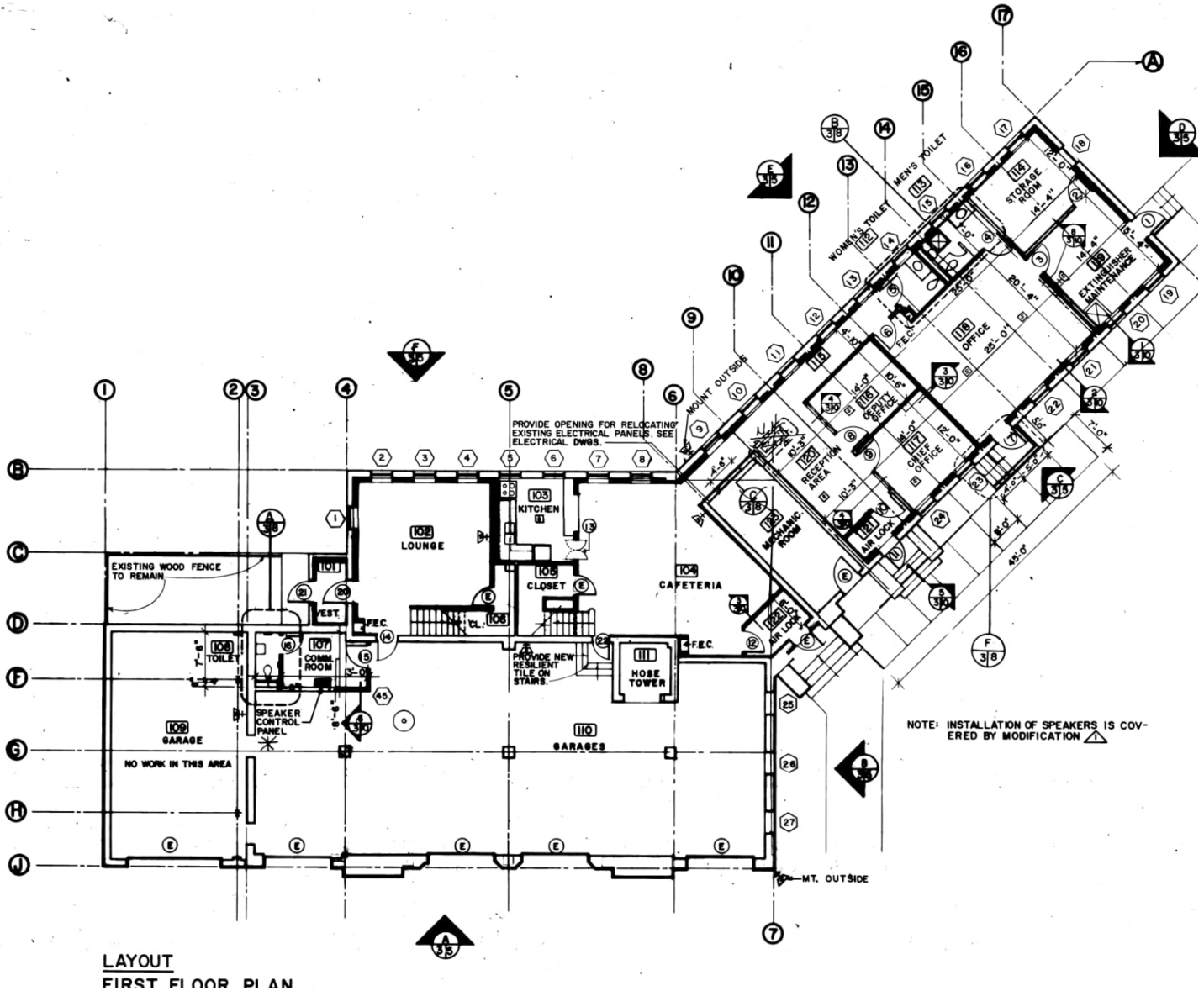
©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

**Coldwell Banker Commercial
Devonshire Realty**
201 W. Springfield Ave., 11th Fl.
Champaign, Illinois 61820
217-352-7712

FOR LEASE

Negotiable

1st Floor Plan



AJ Thoma III, CCIM
217-403-3425
ajt@cbcdr.com



CBCDR.COM

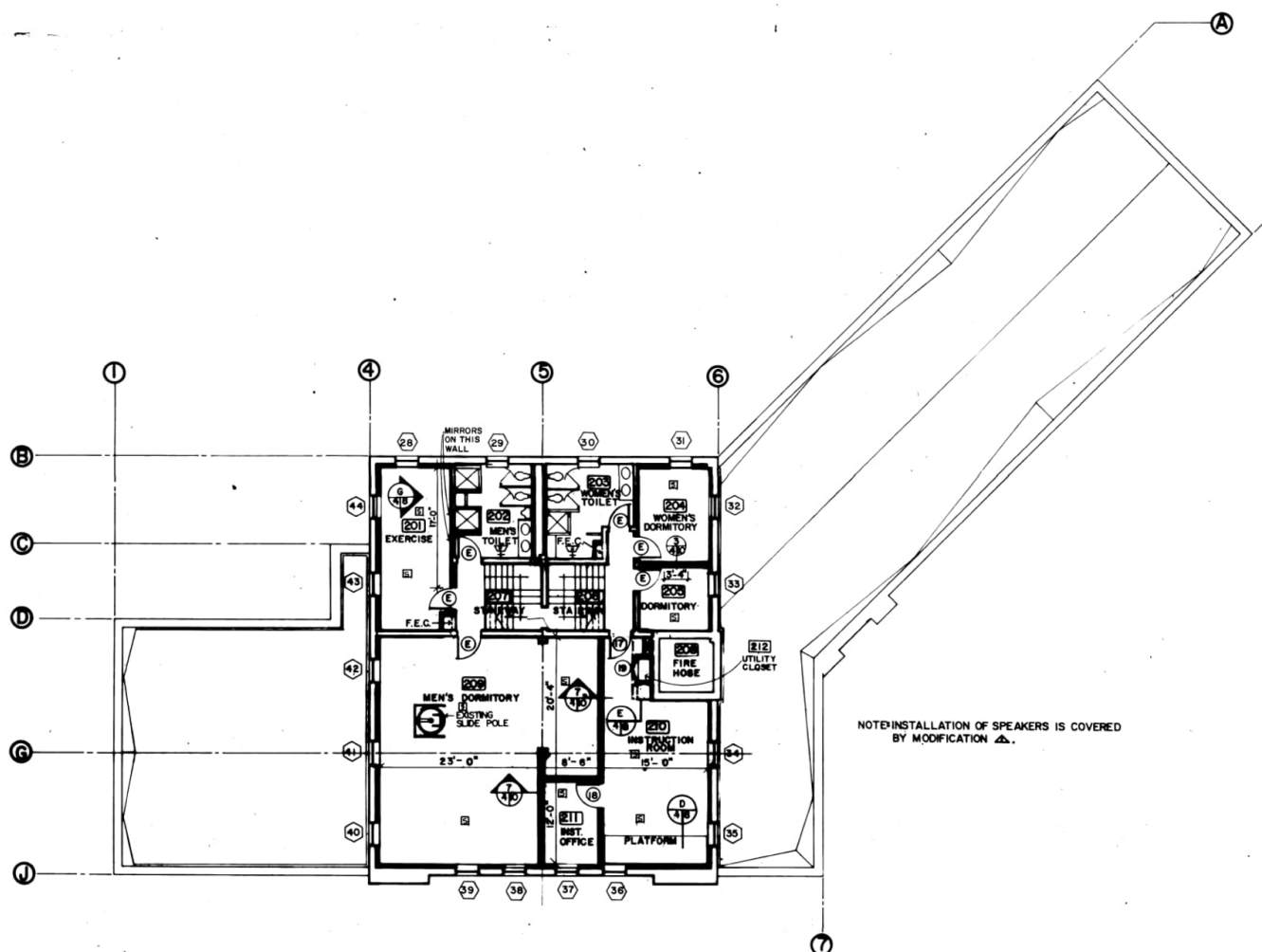
©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

**Coldwell Banker Commercial
Devonshire Realty**
201 W. Springfield Ave., 11th Fl.
Champaign, Illinois 61820
217-352-7712

FOR LEASE

Negotiable

2nd Floor Plan



LAYOUT
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

AJ Thoma III, CCIM
217-403-3425
ajt@cbcdr.com



CBCDR.COM

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

Coldwell Banker Commercial
Devonshire Realty
201 W. Springfield Ave., 11th Fl.
Champaign, Illinois 61820
217-352-7712