

FOR SALE / LEASE

Negotiable - \$2.00 / SF NNN



735 Pacesetter Dr., Rantoul, IL 61866

HANGAR 1

Property Information

AVAILABLE SF

270,000 SF

BUILDING SF

270,000 SF

SALE PRICE

Negotiable

LEASE PRICE

\$2.00 / SF NNN

ZONING

C-4

AREA

The subject property is located on the former Chanute Air Force Base on the southeast side of the Village of Rantoul. The subject is zoned C-4, and is easily accessible by U.S Routes 136, 45 or Interstate 57. Rantoul has excellent access to the tri-state area with Chicago located 120 miles north, Indianapolis 120 miles east and St. Louis 180 miles southwest. Champaign County is also home to the University of Illinois.

Property Description

Subject property is commonly known as Hangar 1 which was originally constructed in 1941 with an addition in 1998. The property was originally designed as an aviation hangar offering a high bay area with 44' clear span and 40' x 25' column spacing (111,000 SF). The low bay (159,000 SF) features a 14' to 26' clear span with a minimum 40' x 25' column spacing. There are nine (9) 10' x 10' manually operated DHD, six (6) 10' x 10' mechanical DHD (with leveler, bumper pads, and lights), two (2) 14' x 14' DID, and one (1) 12' x 14' DID. The property features roughly 7,000 SF of office space (3%) in the low bay area. The property features a dry sprinkler in the office area, wet sprinkler in the warehouse area, and 4,000 Amp 277/480v power. Property is located in a Tax Increment Finance (TIF) District, Enterprise Zone, as well as a Foreign Trade Zone (FTZ).

AJ Thoma, III, CCIM
217-403-3425 (Office)
217-520-3299 (Cell)
ajt@cbcdr.com



Arthur Thoma Jr., CCIM, SIOR
217-369-9602 (Cell)
217-403-3328 (Office)
artt@cbcdr.com

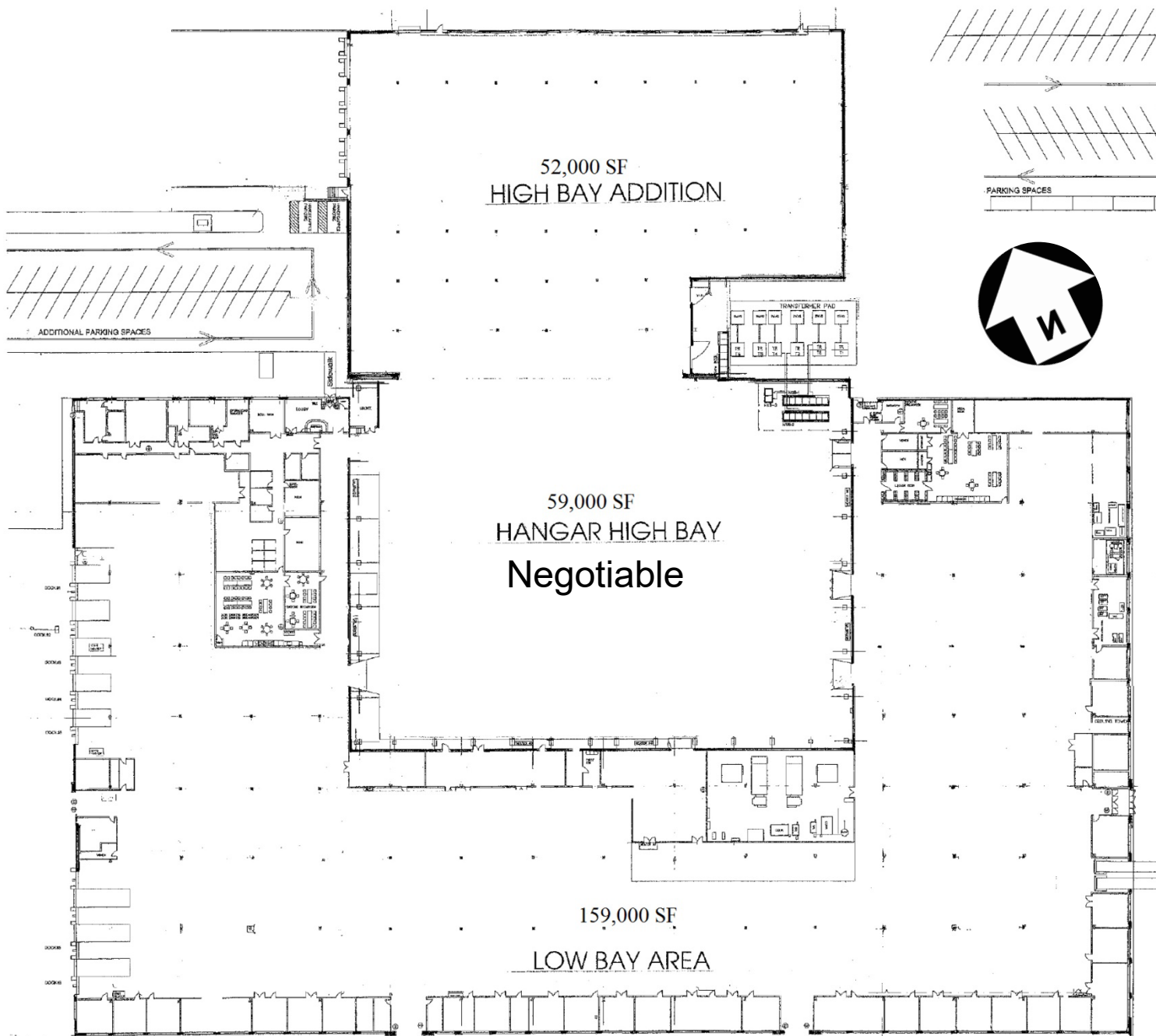
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Coldwell Banker Commercial
Devonshire Realty
201 W. Springfield Ave., 11th Fl.
Champaign, Illinois 61820
217-352-7712

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