

**FOR LEASE**  
**\$3.00 / SF / NNN**



**701 Pacesetter Dr., Rantoul, IL 61866**

**Property Information**

<b>AVAILABLE SF FOR LEASE</b> 8,387	<b>BUILDING SF</b> 8,387
<b>ZONING</b> CR-4 Public Recreation District	<b>LEASE PRICE</b> \$3.00 / SF NNN

**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. The subject is zoned CR2, Aviation Support District. The subject is a legally conforming use of the CR2 classification. Parking is available on a concrete lot on the east side of the building.

**PROPERTY DESCRIPTION**

The subject property is an 8,387 square foot building, originally designated as Building 56, and designed originally as a maintenance shop. It was constructed in 1939, and is designed on a 6" slab. The subject is masonry construction, with exterior walls brick and block, and the roof asphalt shingled. HVAC consists of natural gas fired space heaters, with no air conditioning. The electrical amperage was identified as 300 amp, 3-phase, with 120/208v. The subject has essentially been gutted on the interior, and is viewed as warehouse/storage space. It was noted, however, that windows and doors are new, ceiling heights are at 13 - 14' levels, and the subject is served with a 12' overhead door. The subject consists of 6 large rooms that can be utilized for storage or are ready for buildout.

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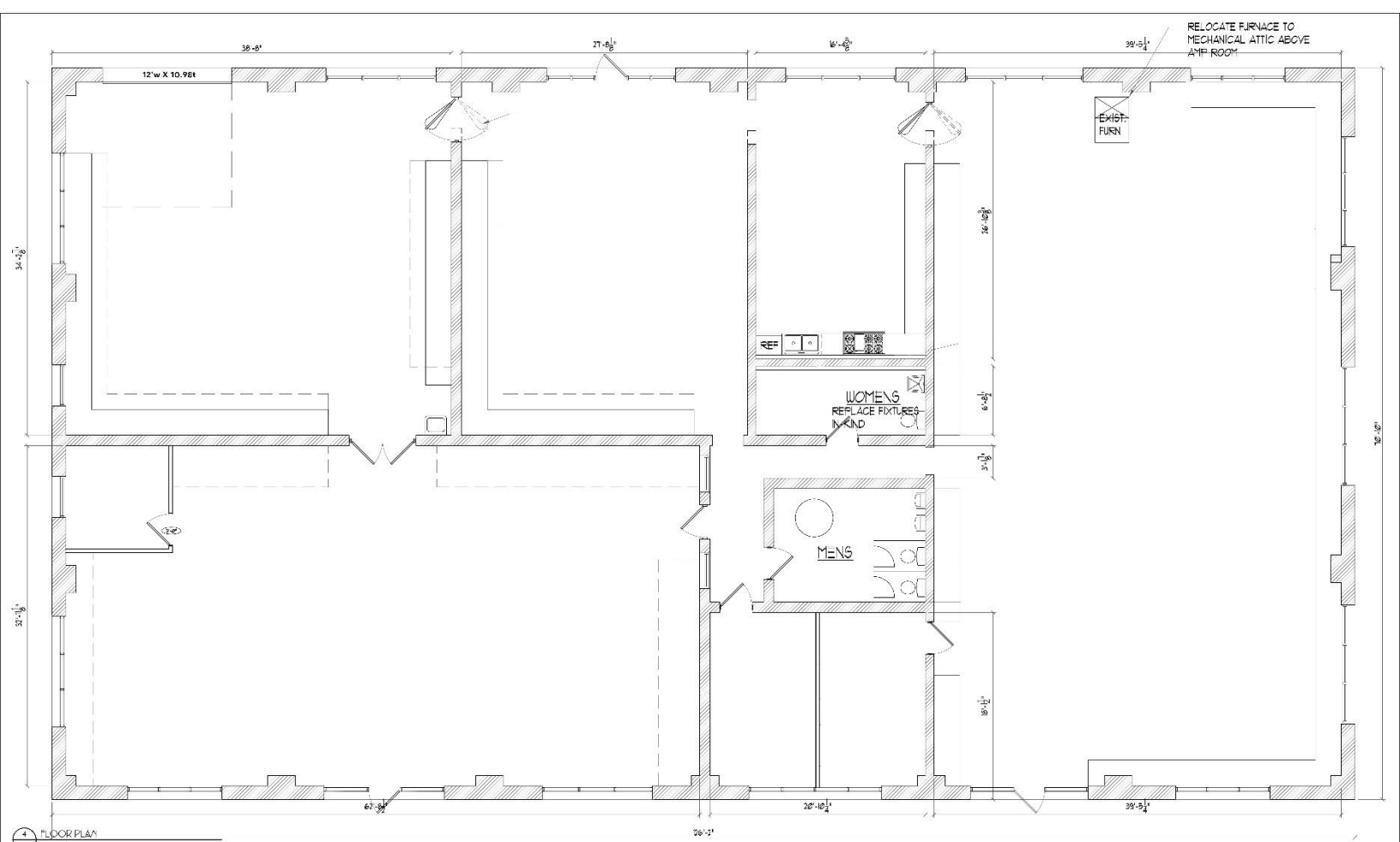
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**Champaign, Illinois 61820**  
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## FLOOR PLAN



4 FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**ANALOG OUTFITTERS**  
BUILDING 56 REMODEL

701 PRACE / FIFTH DRIVE  
BANTON, IL 61866

These drawings are specifications, are the property and copyright of Andrew Fell, and constitute and design are to be used only for the project and site shown. They are not to be used for any other project without the written agreement of the Architect. They are not scale drawings. Dimensions shall be verified on the job site. Any discrepancy shall be brought to the notice of the Architect prior to the commencement of any work.

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DRAWING

A1

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