

309 E Neal Dr., Rantoul, IL 61866

FOR SALE & LEASE**\$550,000 & \$6.00 / SF NNN**

DEVONSHIRE REALTY

**PROPERTY OVERVIEW**

The building is a single story concrete block building with EIFS, or stucco-type exterior with a rubber membrane roof. The building was constructed in 1953, and a 1,070 SF addition added on in 2008. The building was remodeled in 2005-2006 and has the following features: 100% ADA accessible, restrooms with showers, several offices, conference rooms, large open work areas, large lunch/kitchen area, production room with 9'x8' overhead door and 11' clear height for ceilings, building has full HVAC, and small server room. A new roof was placed in 2005 with an addition in 2008. Data/Internet - CAT5 + T1. The building does have an alarm system, but is not sprinkled. The building has 3-phase power and 400 amp service. The property would be ideal for a church or daycare. The parking lot to the north of the building is shared in-common with the neighboring church and all expenses are split 50/50.

DETAILS

AVAILABLE SPACE:	10,070 SF
BUILDING SIZE:	10,070 SF
LOT SIZE:	66,272 SF
ZONING:	C-2 General Commercial

Area Description: This property is located in the Central Illinois Village of Rantoul in Champaign County, on the former Chanute Air Force Base. The surrounding area is a mixture of industrial, office, multi-family use. Rantoul borders Champaign-Urbana and has the third largest population in Champaign County. This property is easily accessible by U.S Routes 136, 45 or Interstate 57. Rantoul has excellent access to the tristate 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.

ZACH WETHERELL DIRECT: 217-403-3374
ZACH.WETHERELL@CBCDR.COM OFFICE: 217-352-7712

WWW.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, Floor
 217-352-7712

