

FOR SALE / LEASE

Negotiable - \$3.00 / SF NNN



501 – 505 E Condit Dr., Rantoul, IL 61866

Property Information

AVAILABLE SF FOR LEASE

48,892

BUILDING SF

48,892

TAX PIN

20-09-02-300-015

ZONING

CR-4

AREA DESCRIPTION

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 CR-4, and 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.

PROPERTY DESCRIPTION

Subject property was most recently used by a manufacture of medical equipment and accessories and originally constructed around 1945. The property features 13' clear heights, clear span building, 400 AMP 600 V 3-Phase power, several overhead doors (above grade), and multiple dock high door. Each building consist of 24,446 SF (357' 8" x 68' 4") and 505 recently had the roof replaced. 505 Condit (Building 51/61) has some office space and the balance warehouse and manufacturing with 4-OHD on the east site and 3-OHD/DID on the west side. 501 Condit (Building 52/62) is set up for just warehousing and manufacturing with 1 (each) – OHD and DHD on the east, 1 (each) – DHD and OHD on the west side. Property is located in a Tax Increment Finance (TIF) District, Enterprise Zone, as well as a Foreign Trade Zone (FTZ).

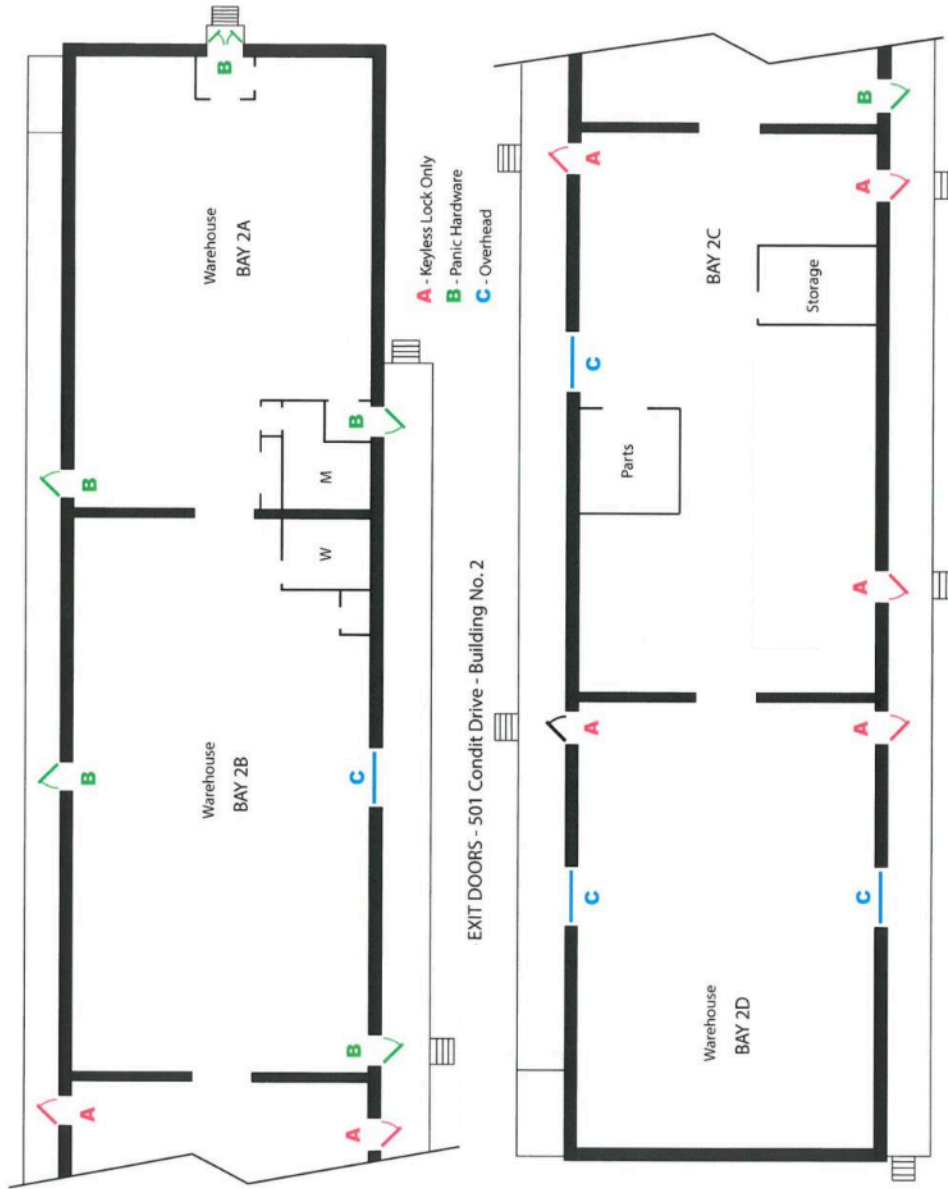


INDUSTRIAL

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FLOOR PLAN



INDUSTRIAL