

# FOR LEASE

## Negotiable



601 Galaxy Dr., Rantoul, IL 61866

## Property Information

### AVAILABLE SF FOR LEASE

3,400 SF & 4,000 SF

### BUILDING SF

10,600 SF

### 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) (NOT CURRENTLY AVAILABLE), 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



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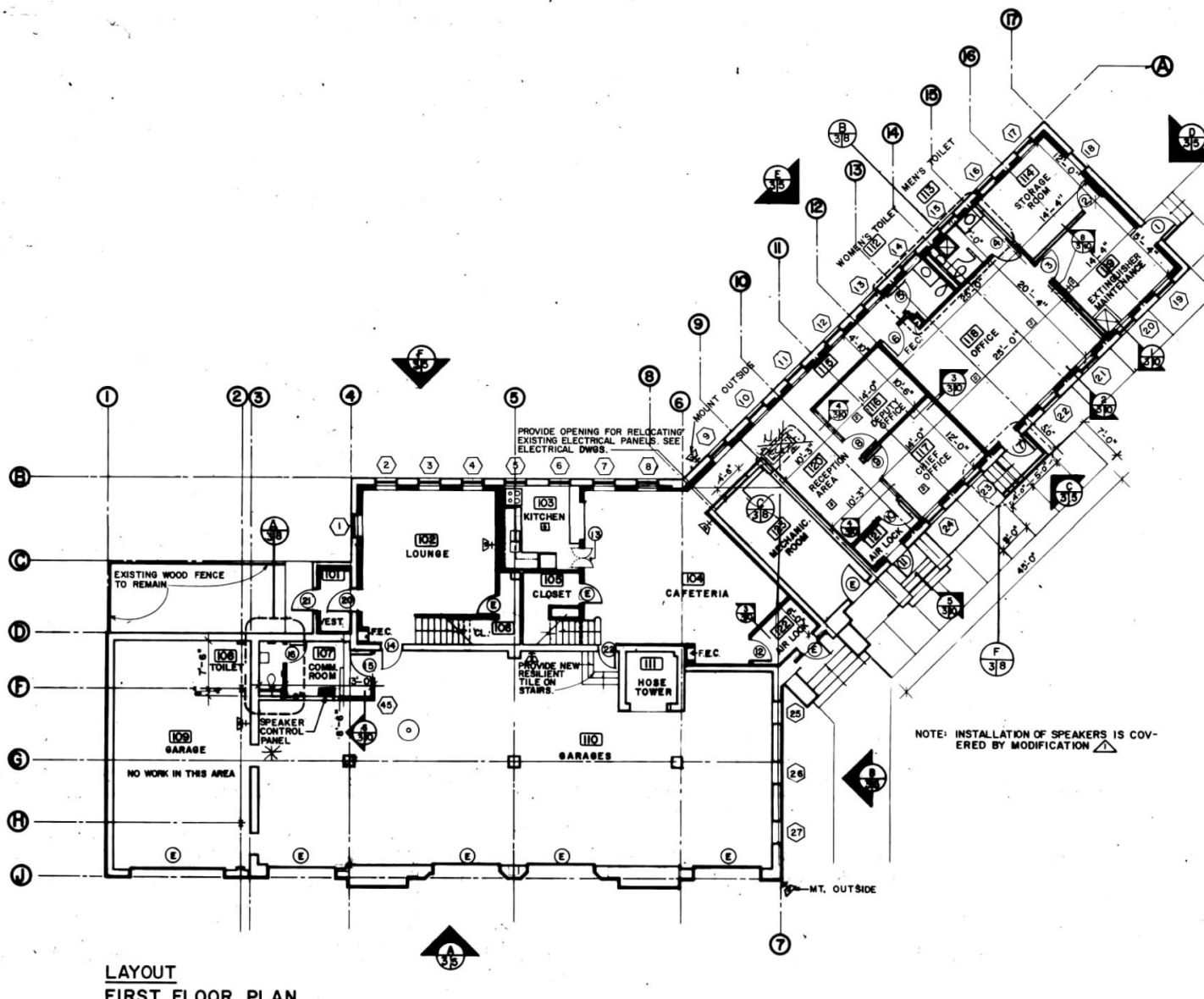
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Devonshire Realty  
201 W. Springfield Ave., 11<sup>th</sup> Fl.  
Champaign, Illinois 61820  
217-352-7712

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## 1<sup>st</sup> Floor Plan



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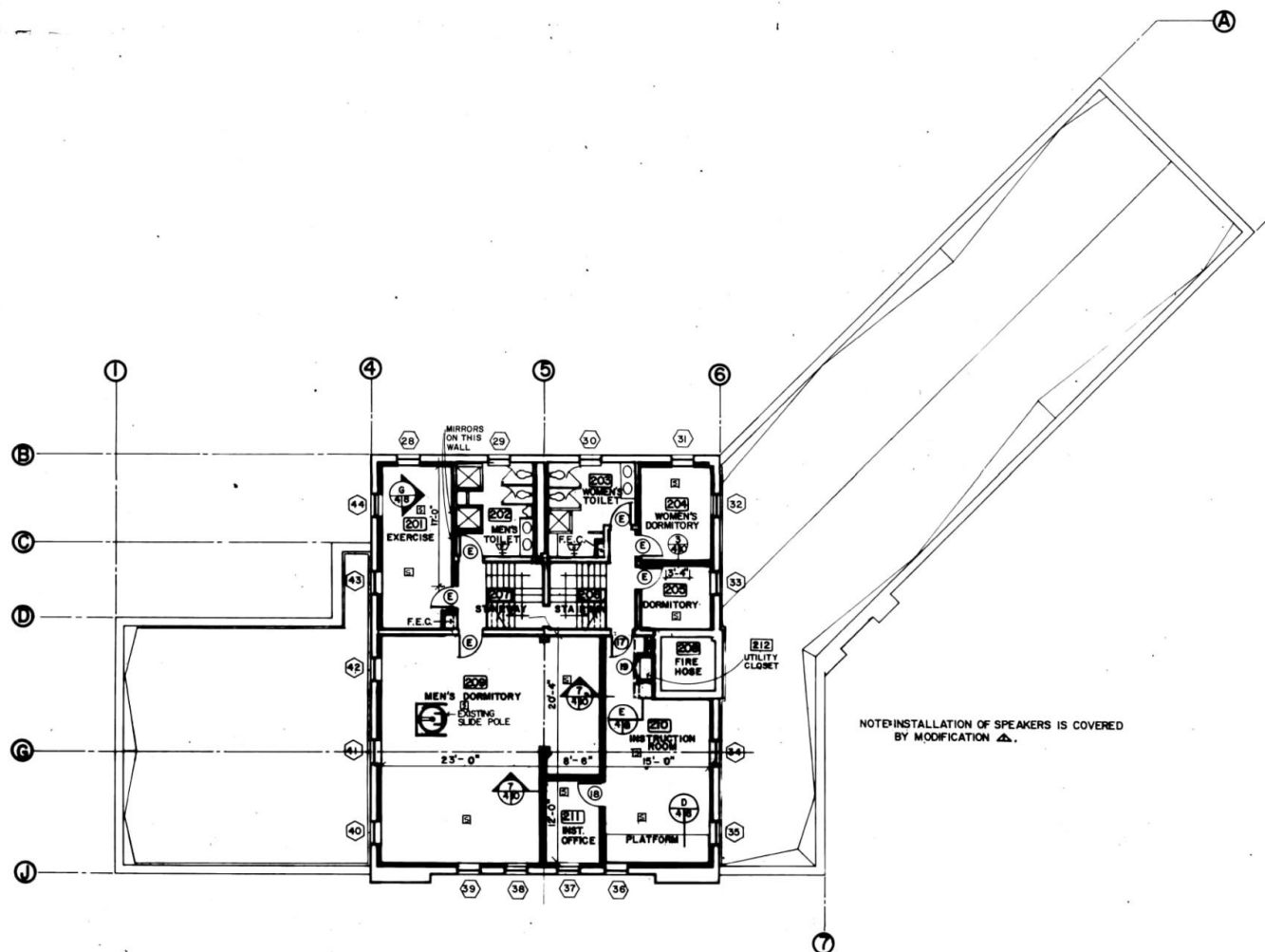
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## 2<sup>nd</sup> Floor Plan



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

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