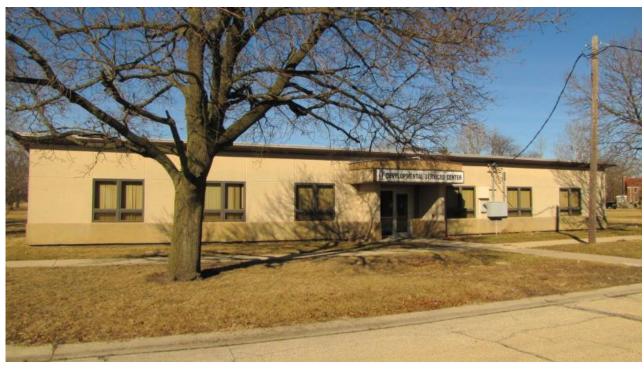


OFFICE/RETAIL BUILDING

Sale Price: \$450,000 (Previously \$500,000)

Lease Price: \$6.00 / SF / NNN



SALE/LEAS

309 E. Neal Drive

Rantoul, IL 61866

10,070 SF

OFFICE/RETAIL

SALE PRICE

LEASE PRICE

\$450.000

\$6.00 / SF / NNN

BUILDING SIZE

LOT SIZE

10,070 SF

66,272 SF

TAX PIN

ZONING

20-09-11-101-004

C-2 General Commercial

ZACH WETHERELL, CCIM 217-403-3374 zach.wetherell@cbcdr.com

PROPERTY DESCRIPTION

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 3phase 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.

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.





cbcdr.com

OFFICE/RETAIL BUILDING

Sale Price: \$450,000 (Previously \$500,000)

Lease Price: \$6.00 / SF / NNN

AERIAL & FLOOR PLAN







ZACH WETHERELL, CCIM 217-403-3374 zach.wetherell@cbcdr.com cbcdr.com



