

FOR SALE

\$800,000



601 S Century Blvd., Rantoul, IL 61866

RANTOUL BUSINESS CENTER

Property Information

BUILDING SIZE

106,168 SF

ZONING

C-4

SALE PRICE

\$800,000.00

TAX PIN

20-09-02-326-051

AREA

Rantoul, IL is a village of Champaign County located approximately 15 minutes driving time north of Champaign-Urbana. The property is located at the southeast corner of Century Boulevard and East Veterans Parkway. Easy access from Rt.45 and accessible from Rt. 136. Land uses surrounding the property are various commercial uses, including restaurant, service, office, and retail. This property is centrally located in Rantoul and is minutes down the street from local eateries such as Sol Azteca, Dunkin Donuts, and Hardee's.

Property Description

The Rantoul Business Center (106,168 SF) is being offered for sale and for lease. Available space includes finished and unrenovated office space ranging from 370 SF to 1931 SF and storage / warehouse space from 1,500 SF – 2,256 SF. Warehouse space features 16' ceilings and 14' overhead doors available on peripheral bays. There is a new roof on 2/3 of the main building. 55 shared parking spaces available around building. The building is currently configured with 71,820 SF (67%) of leasable area with the balance being common area comprised of an auditorium, two conference room, two kitchens, various restrooms, elevator, and lobby. The building has a fire-suppression sprinkler system and two transformers, 1200-Amp & 2000-Amp (Feeding 1200-AMP & 800-Amp panels).

AJ Thoma, III, CCIM
217-403-3425 (Office)
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ajt@cbcdr.com



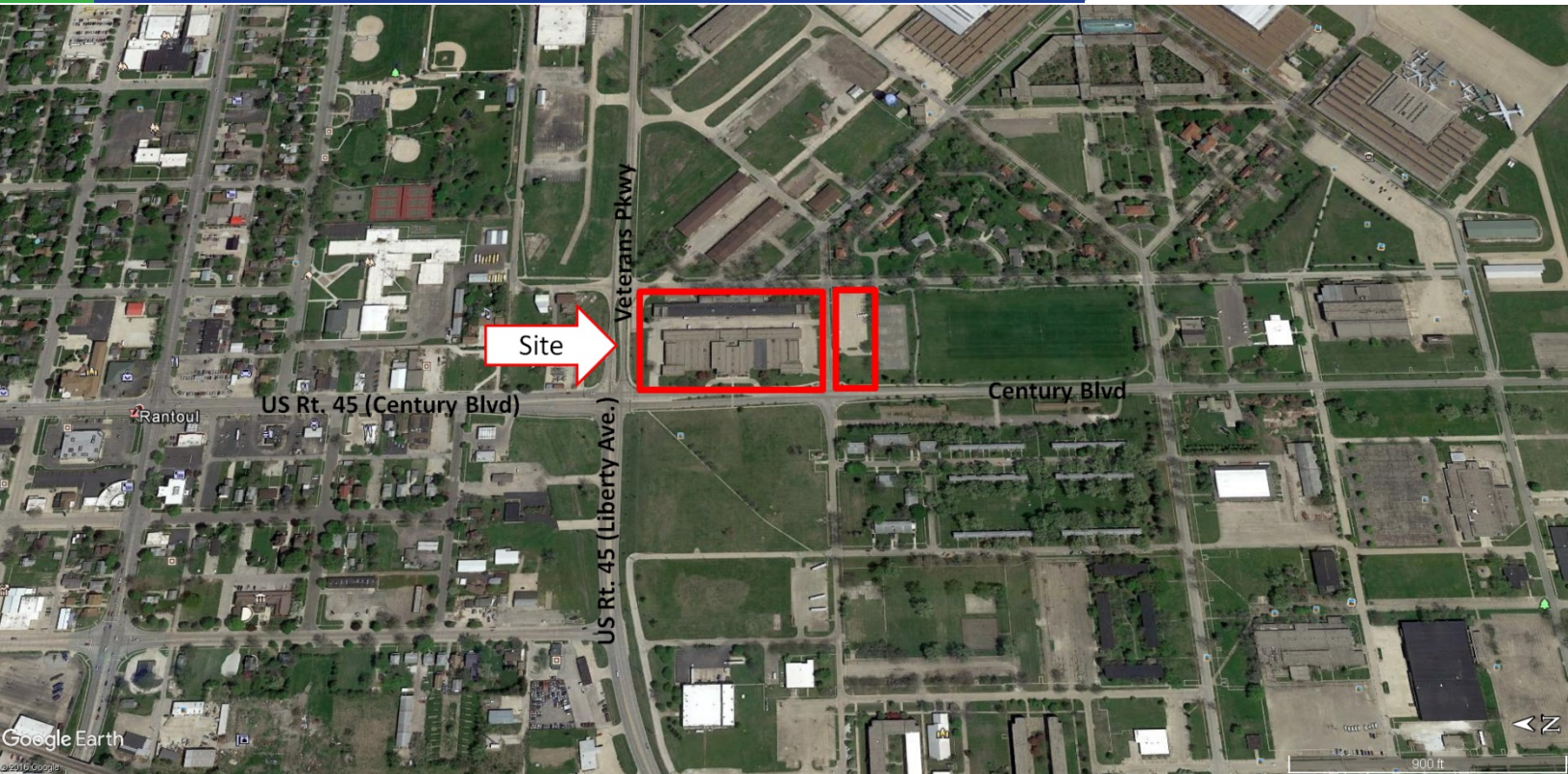
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Coldwell Banker Commercial
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