

# CHANUTE INDUSTRIAL

**735 - 1011  
PACESETTER DR.,  
Rantoul, IL 61866**

Industrial Buildings  
For **Sale** or **Lease**

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# CHANUTE INDUSTRIAL

## PROPERTY OVERVIEW

Subject property is commonly known as Hangar 1 which was originally constructed in 1941 with an addition in 1998. The property was originally designed as an aviation hangar offering a high bay area with 44' clear span and 40' x 25' column spacing (111,000 SF). The low bay (159,000 SF) features a 14' to 26' clear span with a minimum 40' x 25' column spacing. There are nine (9) 10' x 10' manually operated DHD, six (6) 10' x 10' mechanical DHD (with leveler, bumper pads, and lights), two (2) 14' x 14' DID, and one (1) 12' x 14' DID. The property features roughly 7,000 SF of office space (3%) in the low bay area. The property features a dry sprinkler in the office area, wet sprinkler in the warehouse area, and 4,000 Amp 277/480v power. Property is located in a Tax Increment Finance (TIF) District, Enterprise Zone, as well as a Foreign Trade Zone (FTZ).

The subject property is located on the former Chanut Air Force Base on the southeast side of the Village of Rantoul. The subject is zoned I-1, Industrial District and is easily accessible by U.S Routes 136, 45 or Interstate 57. Rantoul has excellent access to the tri-state 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 INFORMATION

ADDRESS	735 Pacesetter Dr. (Hangar 1)
SALE PRICE	N/A
LEASE PRICE	N/A
BUILDING SIZE	270,000 SF
LOT SIZE	13.17 Acres
ZONING	I-1, Industrial District





# CHANUTE INDUSTRIAL

## FLOOR PLAN HANGAR 1

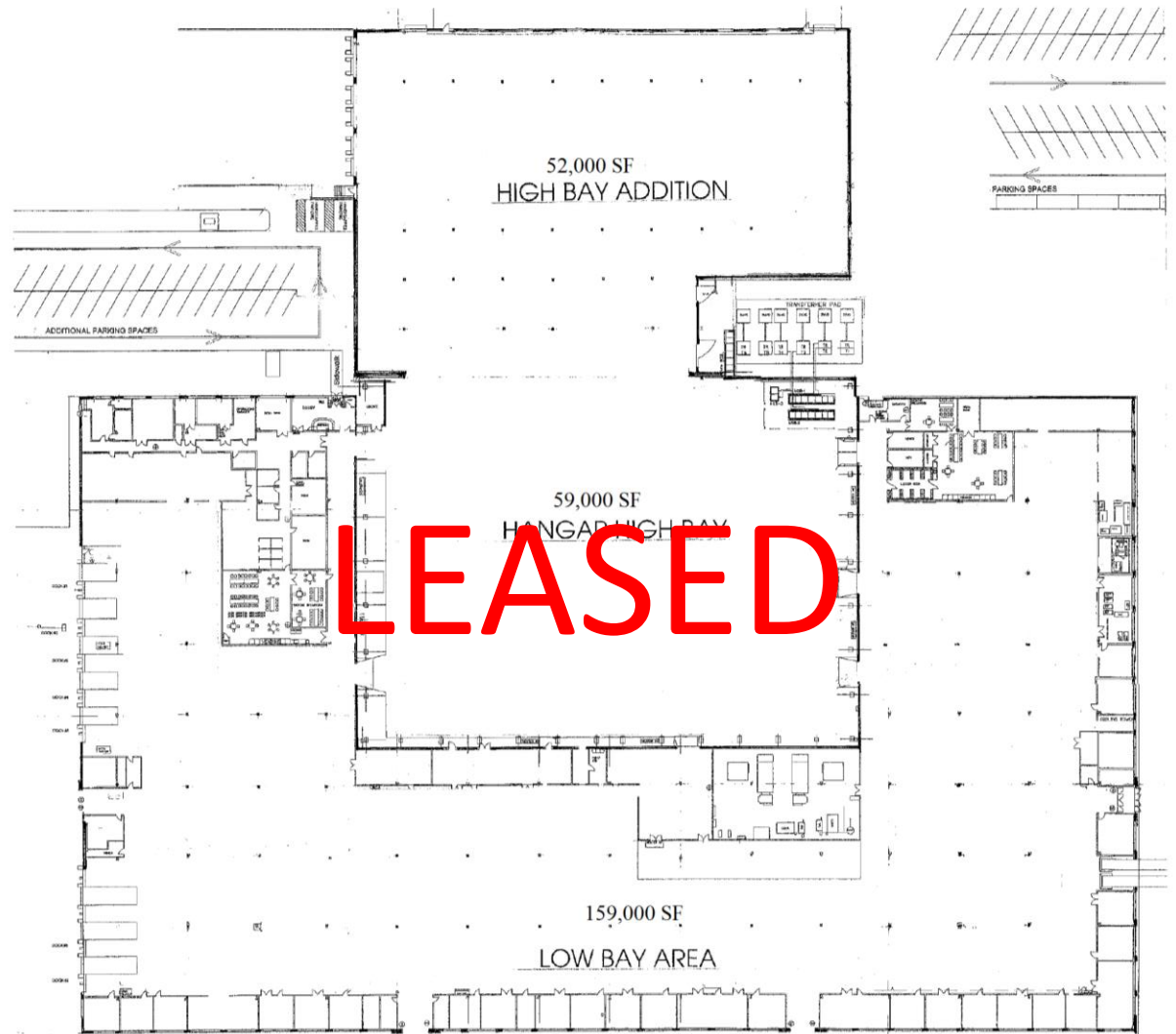
**High Bay Addition**  
52,000 SF

**Hangar High Bay**  
59,000 SF

**Low Bay Area**  
159,000 SF

**Clear Span**  
44'









**Column Spacing**  
40' x 25'







## UTILITY INFO HANGAR 1

### Electric

-  Meter
-  Transformer
-  Streetlight
-  Structure Pole
-  Primary (OH)
-  Secondary (OH)
-  Primary (UG)
-  Secondary (UG)

### Storm Water

-  Inlet
-  Manhole
-  Main
-  InletLead


### Sanitary Sewer

-  Manhole
-  Main Line
-  Lateral Line



### Water Distribution

-  Hydrant
-  Main Valve
-  Water Main
-  Service Line

### Fiber

-  Existing Fiber Optic Line

### Gas

-  Service Line
-  Gas Main

-  ROW





# CHANUTE INDUSTRIAL

## PROPERTY OVERVIEW

Subject property is commonly known as Hangar 2 which was originally constructed in 1941. The property was originally designed as an aviation hangar offering a high bay area with a max of 82' clear span (40' min) and free span of 230' x 260'. There is one 10' x 16' DID. The building is currently considered 'Cold Storage'. The property features some perimeter office space and mezzanine storage. Property is located in a Tax Increment Finance (TIF) District, Enterprise Zone, as well as a Foreign Trade Zone (FTZ).

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 I-1, Industrial District and is easily accessible by U.S Routes 136, 45 or Interstate 57. Rantoul has excellent access to the tri-state 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 INFORMATION

ADDRESS	801 Pacesetter Dr. (Hangar 2)
SALE PRICE	Negotiable
LEASE PRICE	\$2.00/SF NNN
BUILDING SIZE	99,950 SF
LOT SIZE	15.73 Acres
ZONING	I-1, Industrial District





# CHANUTE INDUSTRIAL

## FLOOR PLAN HANGAR 2

### HIGH BAY AREA

#### Clear Span

82' (max)

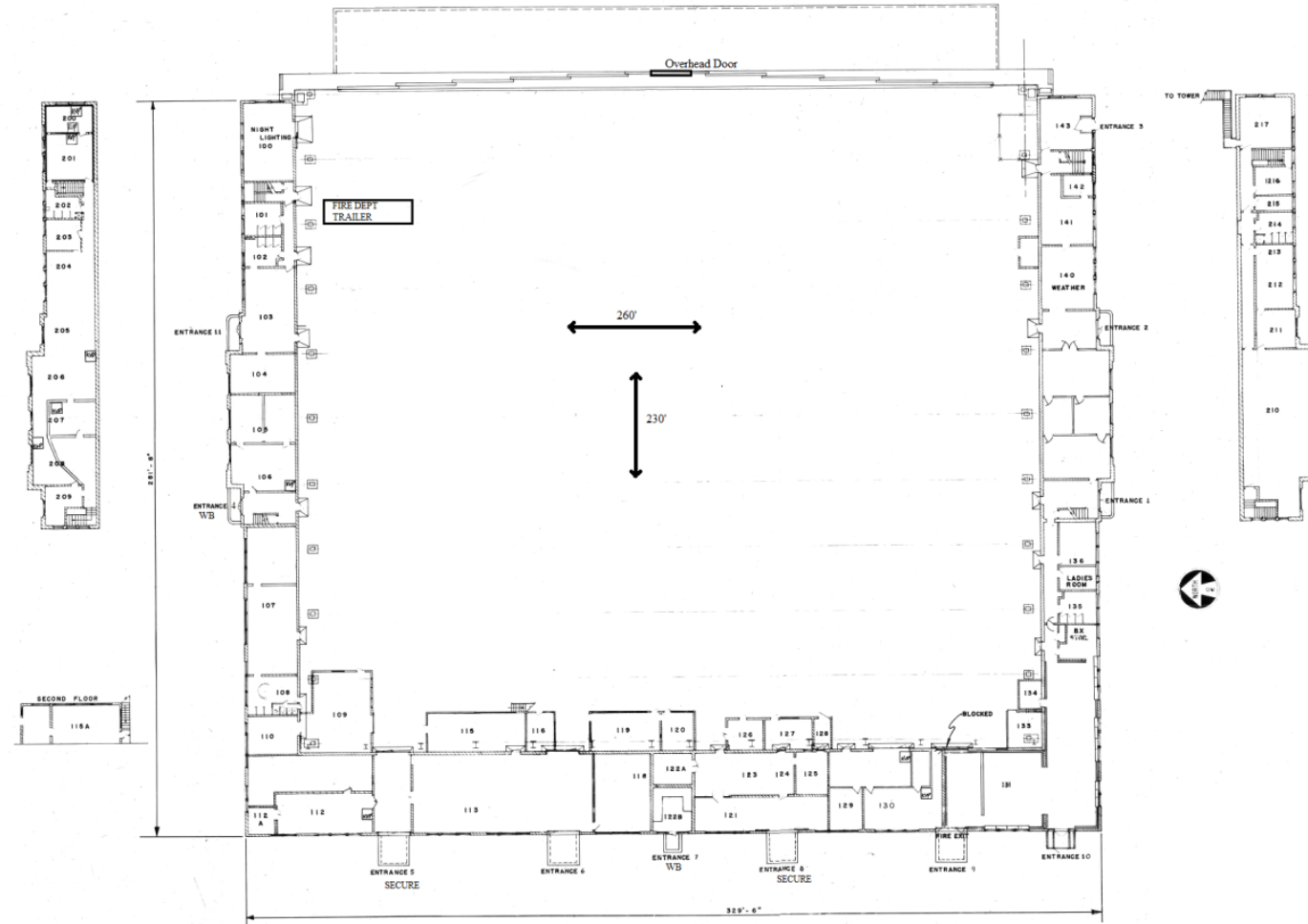
40' (min)

#### Max Span

230' x 260'

#### DID









10' x 16'





## UTILITY INFO HANGAR 2

### Electric

-  Meter
-  Transformer
-  Streetlight
-  Structure Pole
-  Primary (OH)
-  Secondary (OH)
-  Primary (UG)
-  Secondary (UG)

### Storm Water

-  Inlet
-  Manhole
-  Main
-  InletLead

### Sanitary Sewer

-  Manhole
-  Main Line
-  Lateral Line



### Water Distribution

-  Hydrant
-  Main Valve
-  Water Main
-  Service Line

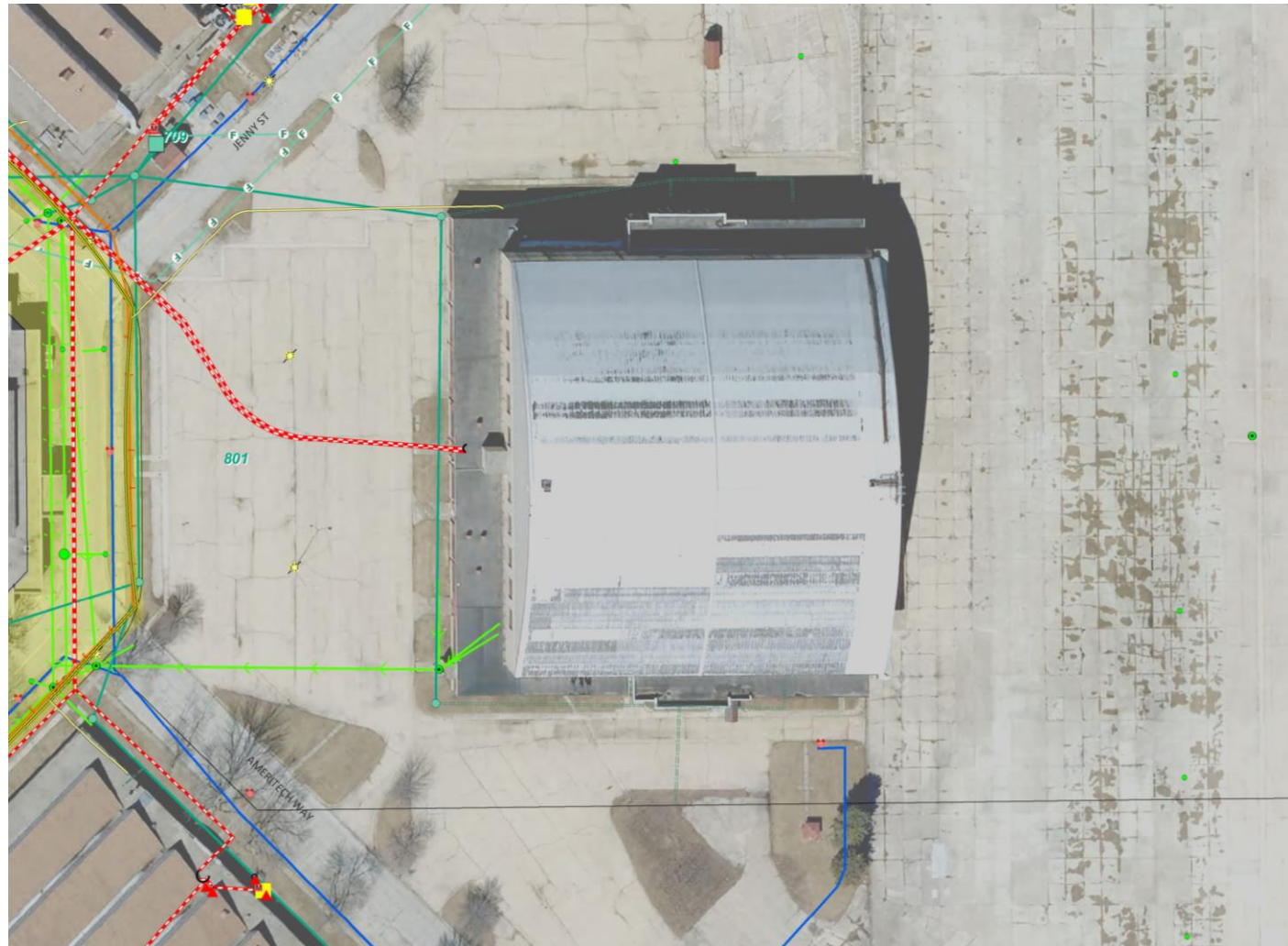
### Fiber

-  Existing Fiber Optic Line

### Gas

-  Service Line
-  Gas Main

-  ROW





# CHANUTE INDUSTRIAL

## PROPERTY OVERVIEW

Subject property is commonly known as Hangar 3 which was originally constructed in 1941. The property was originally designed as an aviation hangar offering a high bay area (59,000 SF) with 44' clear span. The low bay area (159,000 SF) features clear heights of 14' and 40' x 40' column spacing. There are ten (10) 10' x 10' DHD with levelers and lights which open to an interior staging area (30' x 125'). The staging area has access to the main building by virtue of two (2) 8' x 10' OHD served by a ramp. There is also one (1) 12' x 14' DID. The property features a wet sprinkler in the warehouse area, and 2,000 Amp 277/480v. Property is located in a Tax Increment Finance (TIF) District, Enterprise Zone, as well as a Foreign Trade Zone (FTZ).

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 I-1, Industrial District and is easily accessible by U.S Routes 136, 45 or Interstate 57. Rantoul has excellent access to the tri-state 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 INFORMATION

ADDRESS	909 Pacesetter Dr. (Hangar 3)
SALE PRICE	Negotiable
LEASE PRICE	\$2.00/SF NNN
BUILDING SIZE	218,000 SF
LOT SIZE	10.40 Acres
ZONING	I-1, Industrial District





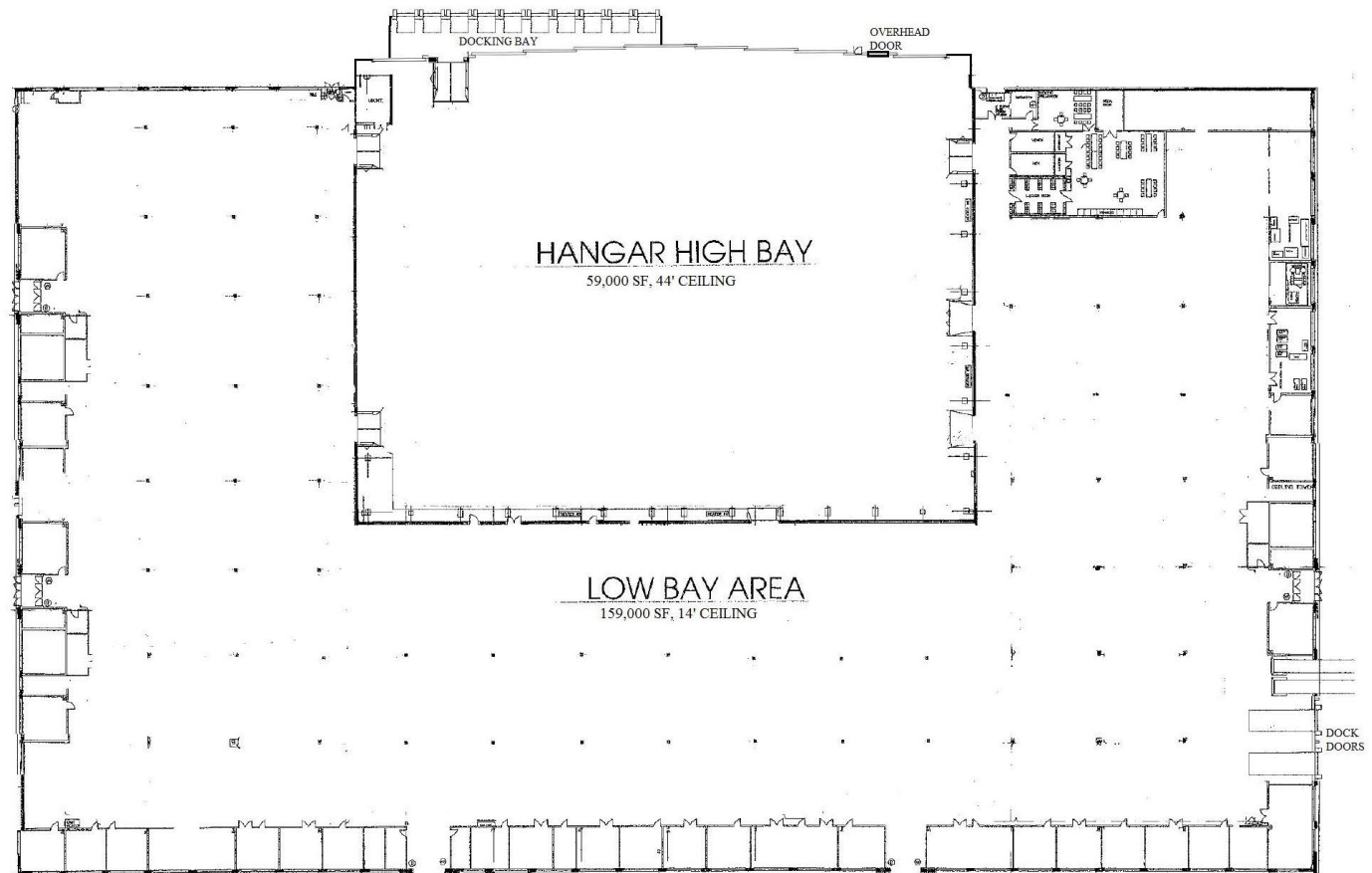
## FLOOR PLAN HANGAR 3

**Hangar High Bay**  
59,000 SF

**Low Bay Area**  
159,000 SF

**Clear Heights**  
14'








**Column Spacing**  
40' x 40'






## UTILITY INFO HANGAR 3

### Electric

-  Meter
-  Transformer
-  Streetlight
-  Structure Pole
-  Primary (OH)
-  Secondary (OH)
-  Primary (UG)
-  Secondary (UG)

### Storm Water

-  Inlet
-  Manhole
-  Main
-  InletLead




### Sanitary Sewer

-  Manhole
-  Main Line
-  Lateral Line



### Water Distribution

-  Hydrant
-  Main Valve
-  Water Main
-  Service Line

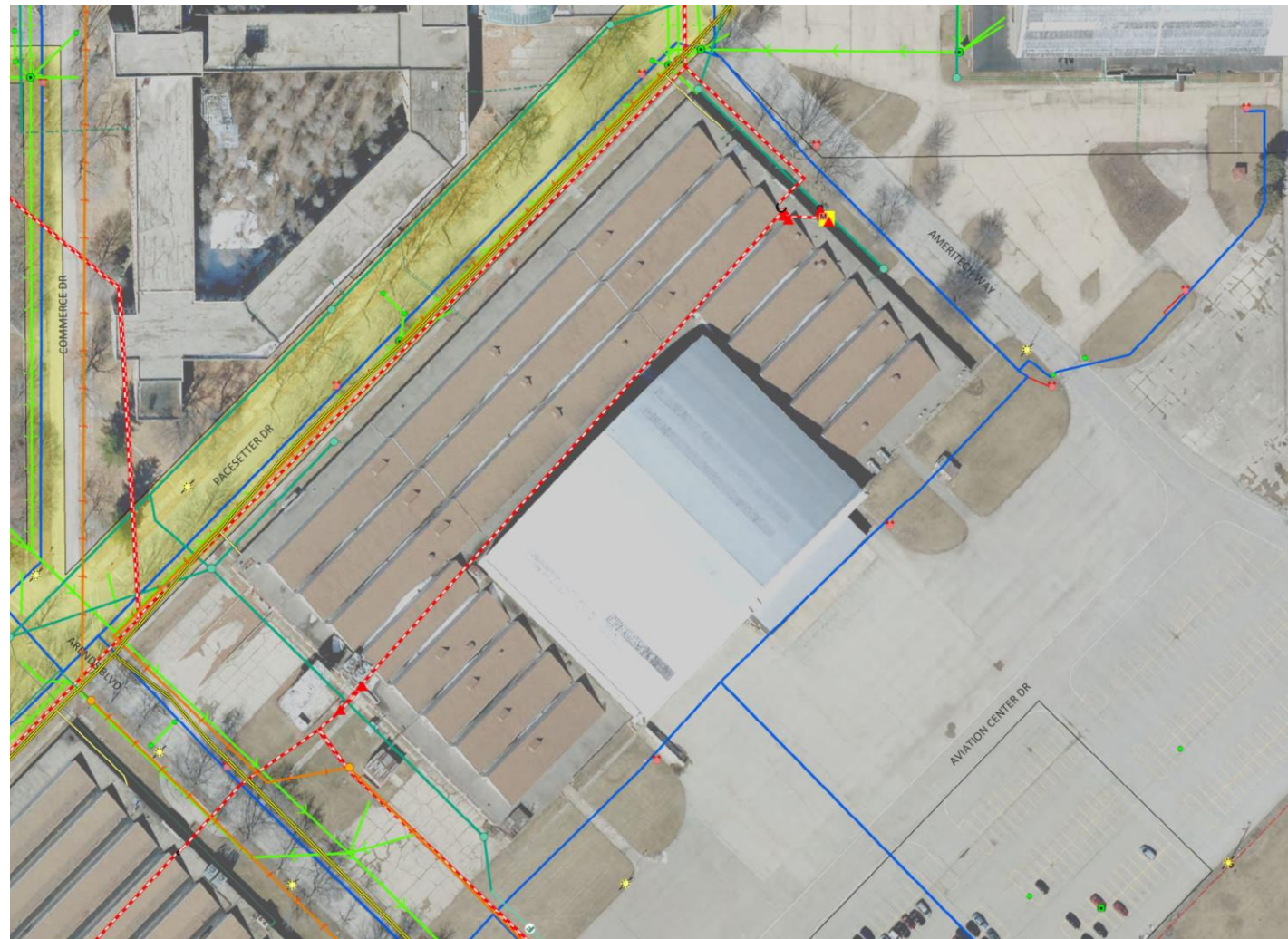
### Fiber

-  Fiber Manhole
-  Copper Comm. Line
-  Existing Fiber Optic Line

### Gas

-  Service Line
-  Gas Main

 ROW





# CHANUTE INDUSTRIAL

## PROPERTY OVERVIEW

Subject property is commonly known as Hangar 4 (Grissom Hall) and was constructed in 1941. The property was originally designed as an aviation hangar consisting of a high bay area with 44' clear span (59,000 SF), and a low bay area (office/training) with 14' – 26' clear (159,000 SF). Currently there is one overhead door (14' x 20') and one sliding overhead door (120' x 29'). The property was most recently used as the Chanute Air Museum. Property is located in a Tax Increment Finance (TIF) District, Enterprise Zone, as well as a Foreign Trade Zone (FTZ).

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 I-1, Industrial District and is easily accessible by U.S Routes 136, 45 or Interstate 57. Rantoul has excellent access to the tri-state 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 INFORMATION

ADDRESS	1011 Pacesetter Dr. (Hangar 4)
SALE PRICE	Negotiable
LEASE PRICE	\$2.00/SF NNN
BUILDING SIZE	218,000 SF
LOT SIZE	11.20 Acres
ZONING	I-1, Industrial District





# CHANUTE INDUSTRIAL

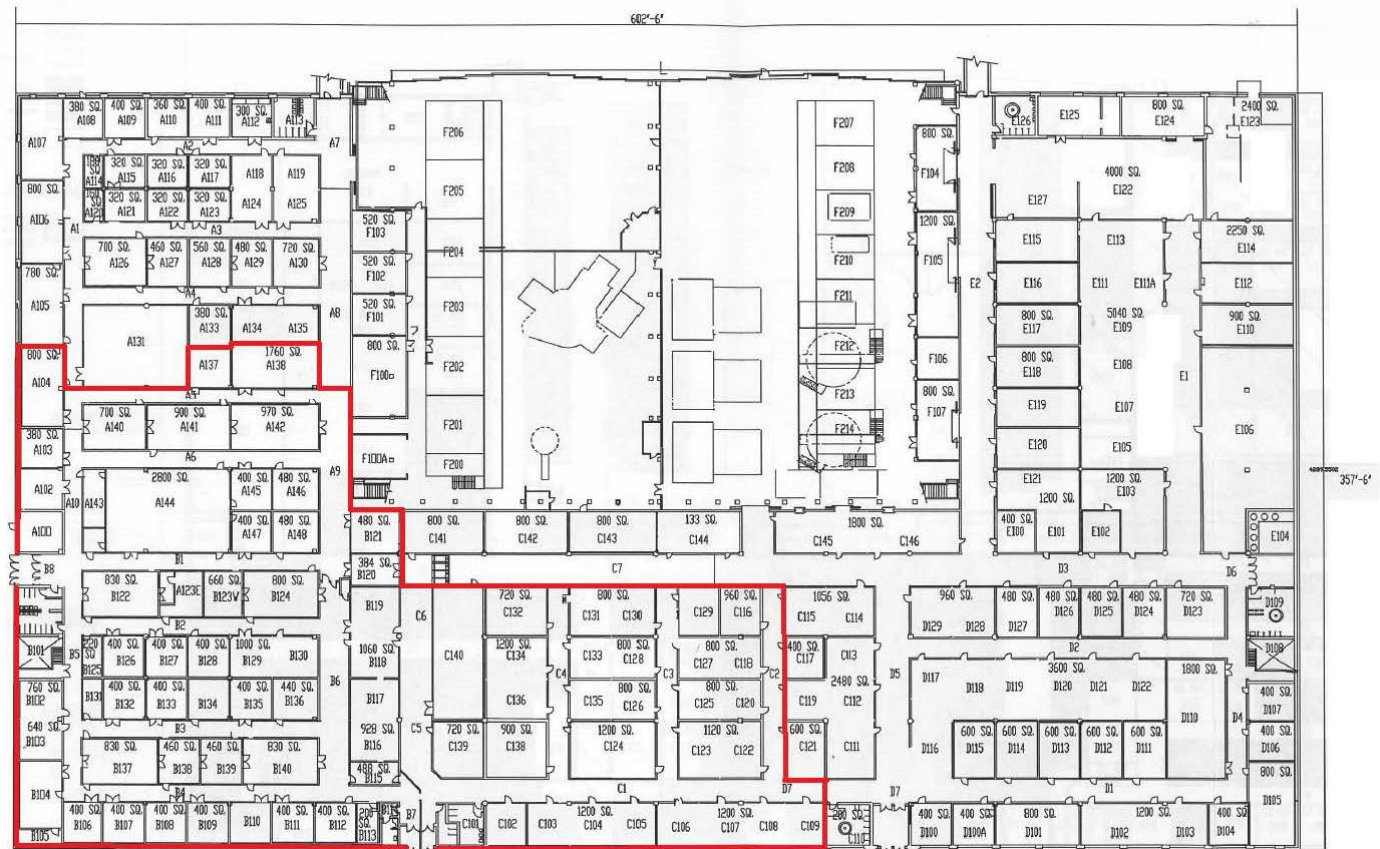
## FLOOR PLAN HANGAR 4

**Hangar High Bay**  
59,000 SF

**Clear Span**  
44'

**Low Bay Area**  
159,000 SF

**Clear Span**  
14' - 26'





## UTILITY INFO HANGAR 4

### Electric

- Meter
- ▲ Transformer
- ✦ Streetlight
- ⦿ Structure Pole
- Primary (OH)
- - Secondary (OH)
- - Primary UG
- - Secondary (UG)

### Storm Water

- Inlet
- Manhole
- Main
- InletLead

### Sanitary Sewer

- Manhole
- Main Line
- - Lateral Line

### Water Distribution

- ✦ Hydrant
- ✦ Main Valve
- Water Main
- Service Line

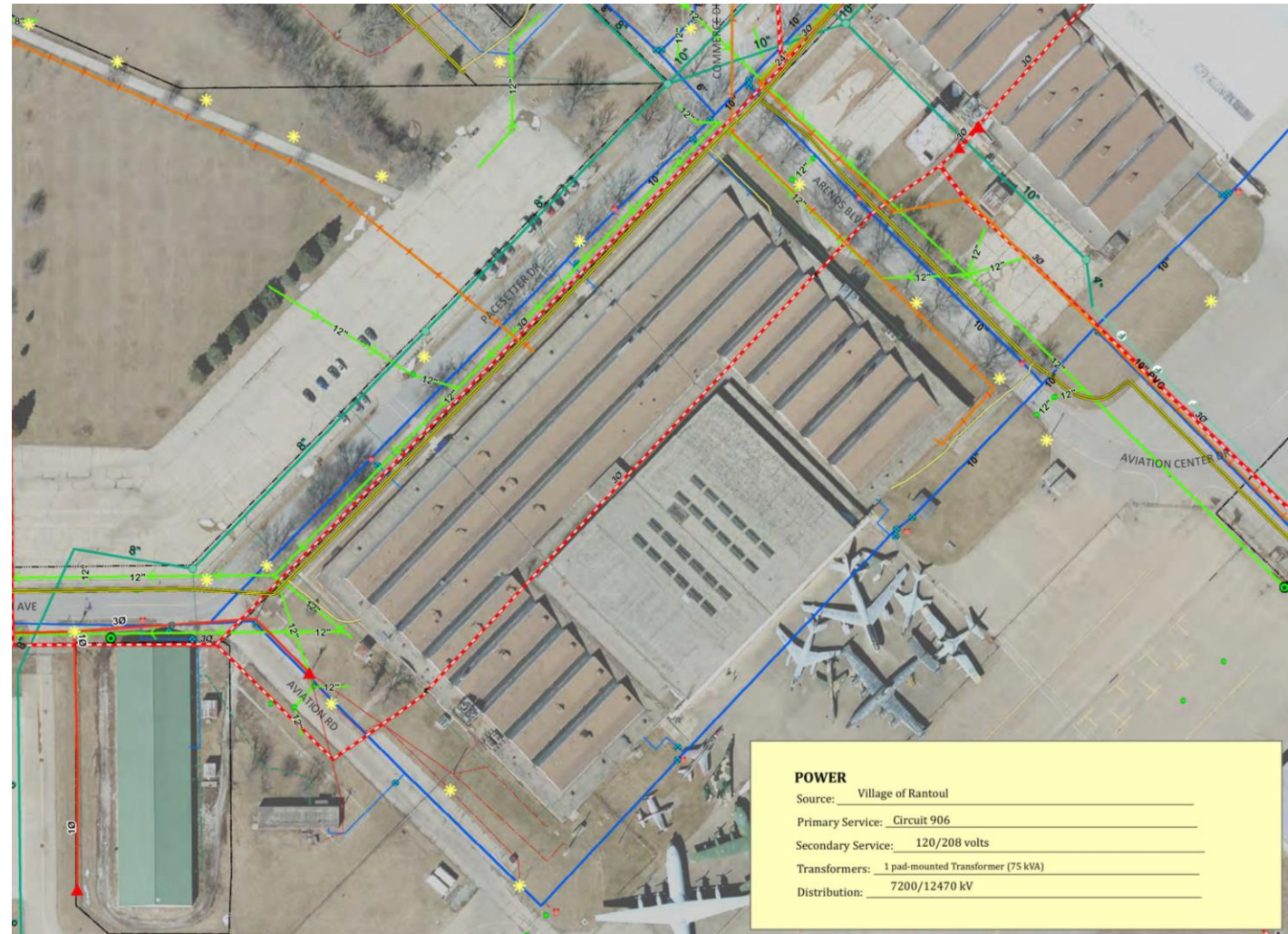
### Fiber

- Fiber Optic

### Gas

- Main Line
- Service Line

Parcels  Vacant Lot

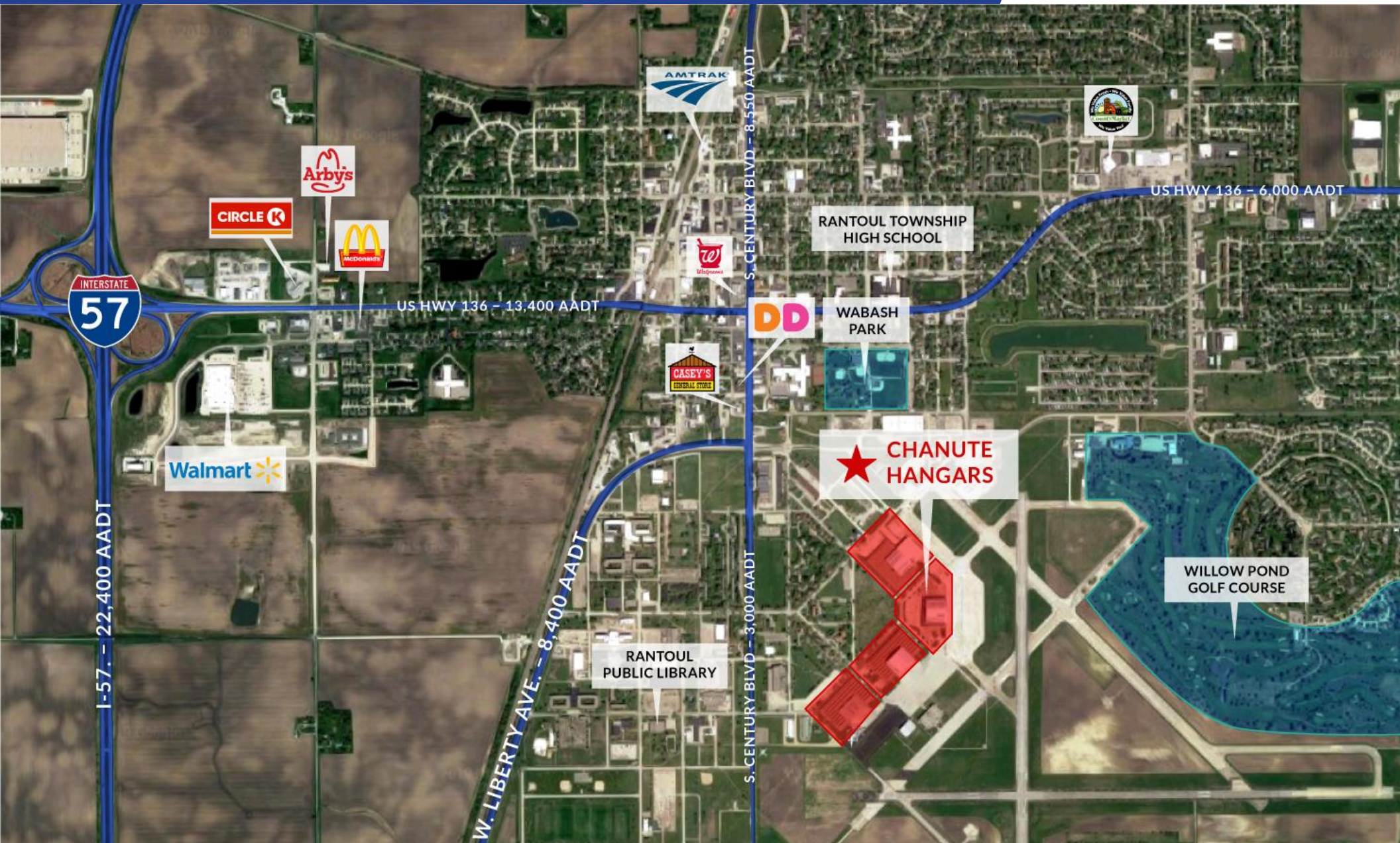


### POWER

Source: Village of Rantoul  
 Primary Service: Circuit 906  
 Secondary Service: 120/208 volts  
 Transformers: 1 pad-mounted Transformer (75 kVA)  
 Distribution: 7200/12470 kV



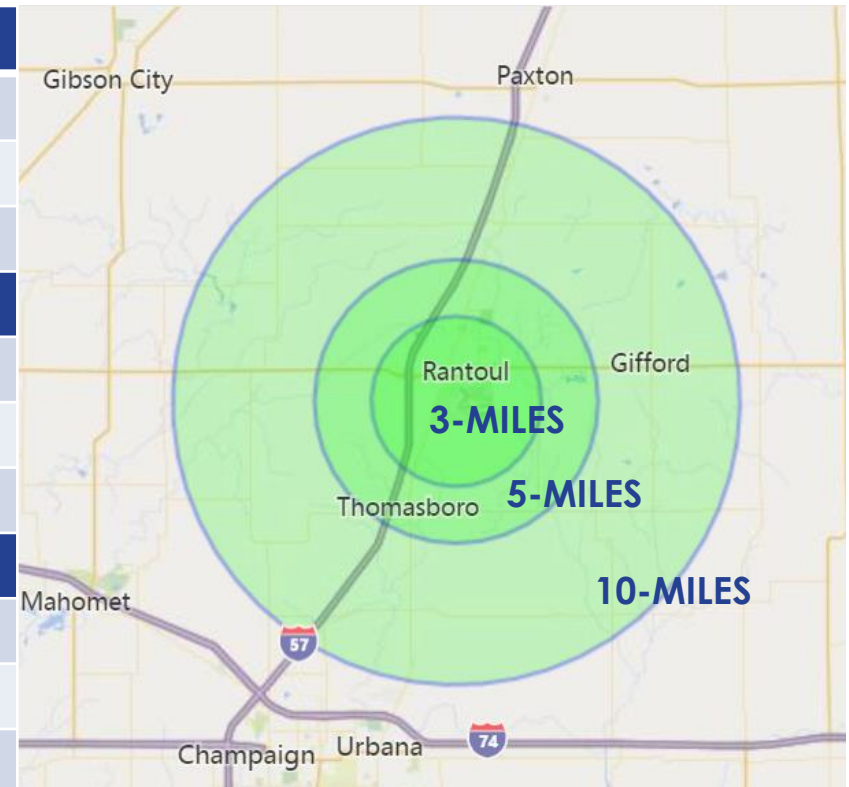
# CHANUTE INDUSTRIAL





## DEMOGRAPHICS

POPULATION	3-MILES	5-MILES	10-MILES
2010 Population (Census)	13,371	15,186	19,865
2019 Population	13,550	15,484	20,518
2024 Population (Projected)	13,674	15,689	20,979
HOUSEHOLDS	3-MILES	5-MILES	10-MILES
2019 Housing Units	6,309	7,220	9,456
2019 Households	5,473	6,302	8,331
2024 Households (Projected)	5,533	6,404	8,552
INCOME	3-MILES	5-MILES	10-MILES
2019 Median HH Income	\$44,377	\$46,395	\$51,896
2019 Avg. HH Income	\$58,198	\$59,578	\$65,330
2010 Per Capita Income	\$20,078	\$20,578	\$22,148





# CHANUTE INDUSTRIAL

## CONTACT



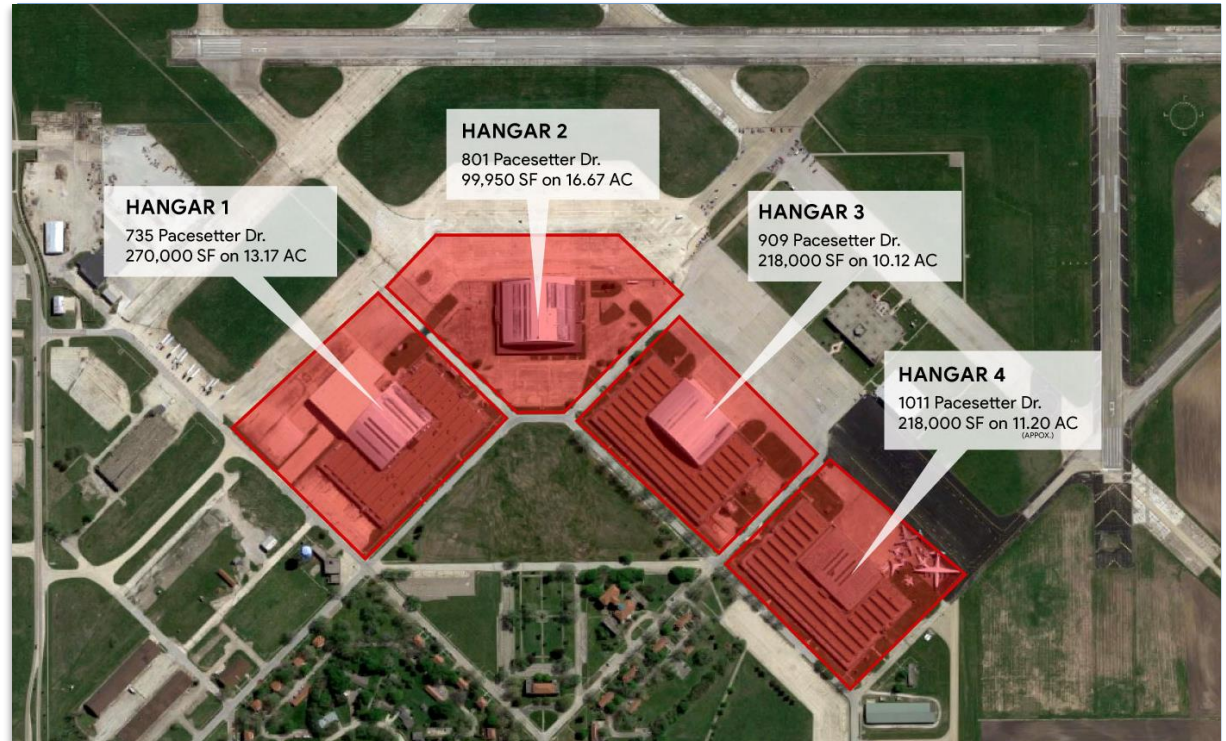
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## PROPERTY HIGHLIGHTS

- TIF Zone
- TIF and FTZ Eligible