

# FOR SALE / LEASE

## Negotiable Pricing



**906 Eagle Dr., Rantoul, IL 61866**

## Property Information

### AVAILABLE SF FOR LEASE

84,000

### BUILDING SF

84,200

### TAX PIN

To be Platted

### ZONING

CR2 – Chanute Reuse

### 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 CR2 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 DESCRIPTION

Subject property is commonly known as Building 96 which was originally constructed in 1958. The property was originally designed as an aircraft maintenance shop and training area. The building features 41,200 SF of high bay space with 32' – 36' ceilings and a fire suppression system. The balance of the space (43,000 SF) is two store office/classroom space with 15' clear on each floor. The property features 600 AMP 120/208 V 3-Phase power, 2 DHD's and 1 large sliding overhead door. Property is located in a Tax Increment Finance (TIF) District, Enterprise Zone, as well as a Foreign Trade Zone (FTZ).

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# Aerial



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