

# 1930 Country Road 3000N, Rantoul



**COLDWELL  
BANKER  
COMMERCIAL**

**DEVONSHIRE REALTY**

**1930 Country Road 3000N  
Rantoul, IL 61866**



**AJ Thoma III, CCIM  
217-403-3425  
ajt@cbcdr.com**

# 1930 Country Road 3000N, Rantoul



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## Property Description

The subject property consists of 3 buildings constructed between 1973 – 1982 and renovated in 2010 situated on 3 fenced acres.

### Front Building:

The front building was constructed in 1973 and was extensively remodeled in 2010 when the current owner purchased the property. This building consists of 6,391 SF and has 3 - 14'h x 14'w overhead doors, 10'h x 12'w overhead door, 200 Amp 208V 3-Phase power, and 14.5' clear heights. The front building has full HVAC in the office and shop. The building is currently built out as a office/shop where they specialized in custom paint and body work. See floor plan for more details. All equipment, furniture, and fixtures included in the sale.

### Middle Building:

The middle building was constructed in 1982 and consists of 1,650 SF. This building has a 14'h x 14'w overhead door, 400 Amp 208v 3-Phase power, and radiant & forced air heat.

### Back Building:

The back building was constructed in 1975 and consists of 2,079 SF. This building is considered cold storage and has a 10'h x 14'w overhead door, 11'w x 15' sliding overhead door and minimal power.

Subject property is located off Rt 136 (CR 3000N) 3.5 miles east of Rantoul next to Tri-Rinse (former Bell Helmet Facility). The property lies outside of city limits and is subject to Champaign County regulations.

## OVERVIEW

Sale Price	\$345,000
Total Building Size	10,120 SF
Land Size	3 Acres
Zoning	I-2, Heavy Industrial
PIN:	11-04-32-300-007
Year Constructed   Renovated	1973 – 1982   2010
RE Taxes:	\$3,113.32 - 2019





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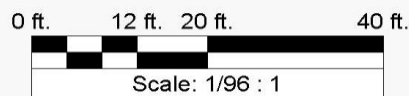
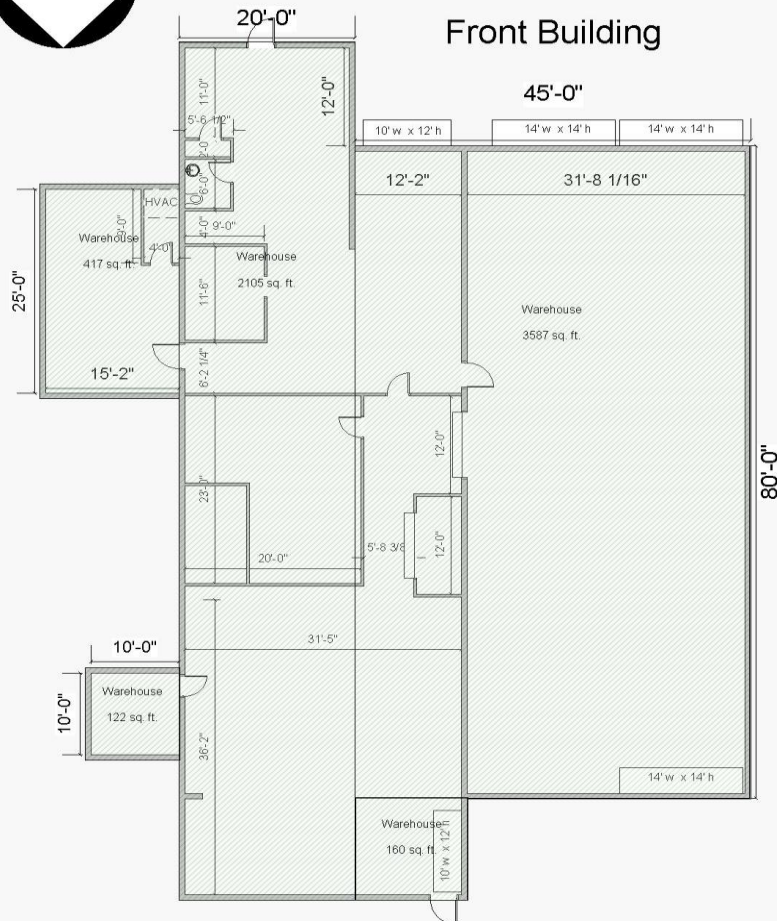


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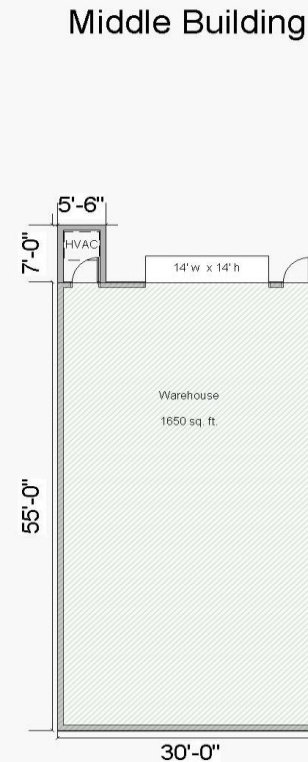
**DEVONSHIRE REALTY**



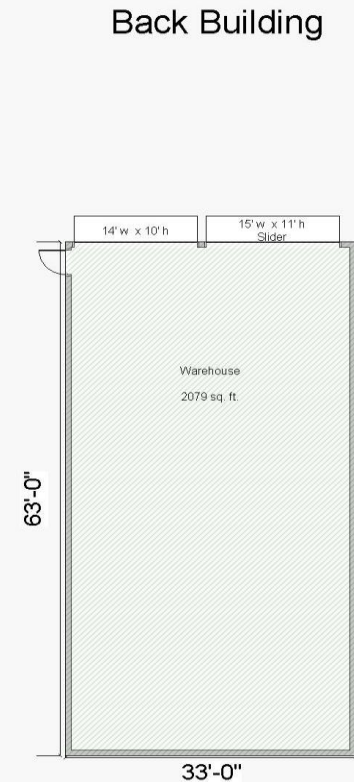
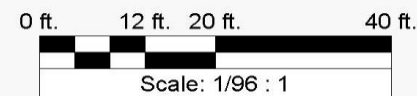




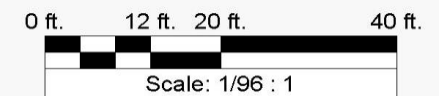
45'-0"



## Middle Building



## Back Building



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## CONTACT INFORMATION



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**AJ Thoma III, CCIM**  
Vice President,  
Commercial Brokerage  
217-403-3425  
[ajt@cbcdr.com](mailto:ajt@cbcdr.com)



**Coldwell Banker Commercial**  
**Devonshire Realty**  
201 W. Springfield Ave. | 11<sup>th</sup> Floor  
Champaign, IL 61820  
217.352.7712