

# OFFERING MEMORANDUM



DEVONSHIRE REALTY

## INDUSTRIAL BUILDING FOR SALE

509 S. Tanner St.  
Rantoul, IL 61866

AJ THOMA III, CCIM, SIOR  
217.403.3425  
ajt@cbcdr.com



# 509 S. TANNER ST. - RANTOUL



DEVONSHIRE REALTY

## PROPERTY OVERVIEW

Subject property is an older property that was originally constructed in the 1950's and renovated in the 1980's that was most recently used for a body shop. The space contains roughly 3,700 SF of open warehouse space and a small office (180 SF) in the front of the building. There are 3 drive in doors; rear (north) at 10't x 12'w and front (south)/side (east) at 8't x 9'w. The building has 10' clear heights and 220V 3-Phase power.

The property is located off of Liberty Ave. (Rt. 45) just north of the former Chanute Air Force Base in Rantoul. The building has good visibility and interstate access within 1.5 miles.

## OVERVIEW

Sale Price		\$180,000.00
Building Size		3,896 SF
Lot Size		1.05 Ac
Tax Pins		20-09-03-427-020, -281-003
Zoning		C2, General Commercial District
Year Built		1956
RE Tax		\$3,089.46 - 2021



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## BUILDING SPECIFICS

Building Size	3,896 SF
Office Space	180 SF
Warehouse Space	3,716 SF
Drive-in-Doors	3 total 2 @ 8'x 9'w 1 @ 10'x 12'w
Dock High Doors	None
Clear Ceiling Height	10'
Column Spacing	None
Floor Thickness	Unknown
HVAC	Window Unit in Office Gas Heaters in Warehouse
Sprinkled	None
Power	220 V 3-Phase (Amps Unknown)
Enterprise Zone	Yes
TIF Zone	No

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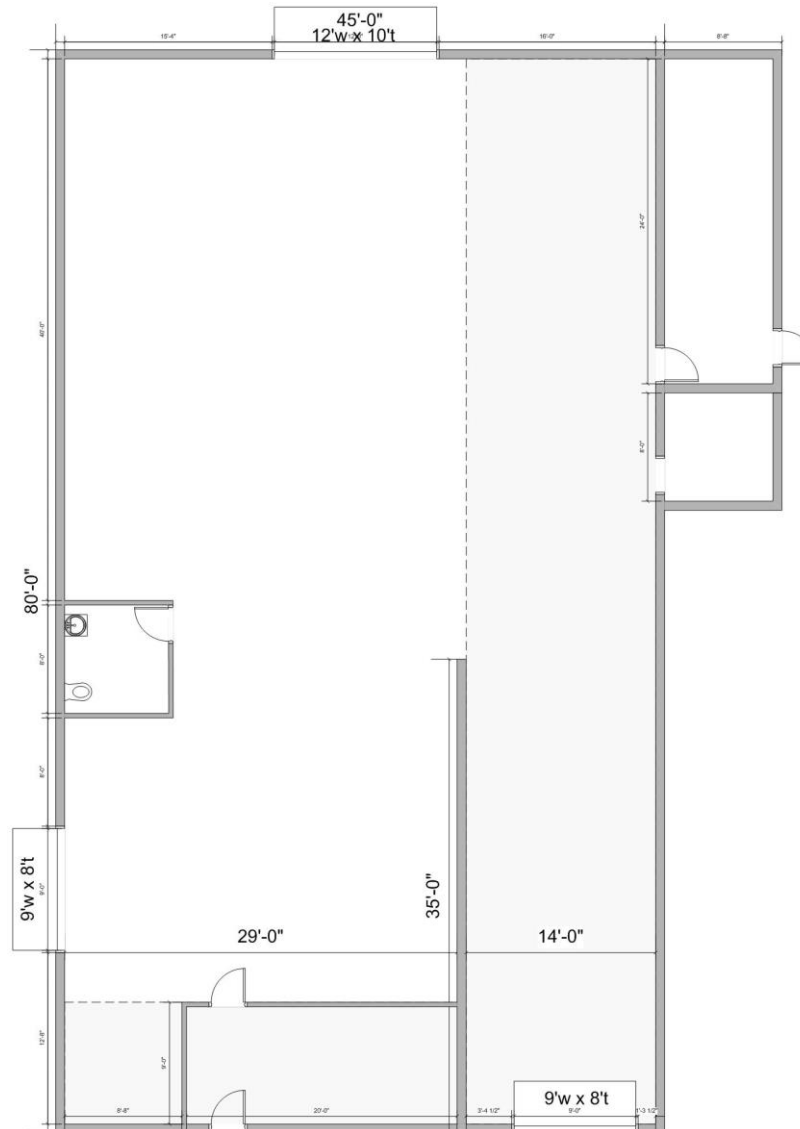
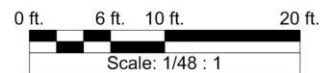
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## Floor Plan



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Rantoul, IL 61866





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DEVONSHIRE REALTY

CHAMPAIGN COUNTY  
GIS  
CONSORTIUM

S Tanner St

Liberty Ave US Route 45

Convenience Sub

Roger's Sub

Access Easement

427-020

427-018

427-017

427-016

427-013

281-002

281-003

281-004

281-005

281-006

281-007

281-008

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## CONTACT INFORMATION



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**Commercial Brokerage**

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