



**DESCRIPTION**

**SPECIFICATIONS**

**Production/ Warehouse**

**Building Size:** 197,460 SF includes 18,900 SF of front office and 3,280 SF of shop office.

**Paint Shop:** 4,000 SF Grinding Building: 800 SF

**Note:** The office is unfinished. Finishing is negotiable.

- Rail Siding
- Electric Service: 1200 amps 480 V 3 phase.
- Loading Docks: 16 Docks and 3 large drive-in doors
- Ceiling Heights 25' to 30'
- Column Spacing: 30' x 50'
- Recent Improvements
  - ⇒ TPO Roof 2023 (15 Year Warranty)
  - ⇒ New LED lighting 2023
  - ⇒ Radiant Heat 2023
  - ⇒ Lots of new wiring
  - ⇒ Fire Suppression: Wet with 6 risers

**Lot Size:** 20.29 Acres (2 Lots)

**Zoning:** I-1 Industrial (Rantoul)

**PIN:** 14-03-32-400-017 and 14-03-32-400-015

**RE Taxes:** 017: \$33,246.08 (2022 pay 2023)  
015: \$1,001.74 (2022 pay 2023)

**Lease Price** \$3.75 per SF NNN

**Sale Price** \$7,500,000

**MORE INFORMATION?**

For additional information, please contact John Kiser at **217-359-8333**. Burch Kiser Real Estate, LLC is the agent for, and therefore represents, the Seller.

Office: 511 N Neil St., Champaign, IL 61820



**BURCH KISER  
REAL ESTATE, LLC**

Commercial & Industrial Real Estate  
Brokerage / Management Services  
[www.BurchKiser.com](http://www.BurchKiser.com)

**Pantowll**  
**300 Shellhouse Rd**

Property For: **Sale or Lease**





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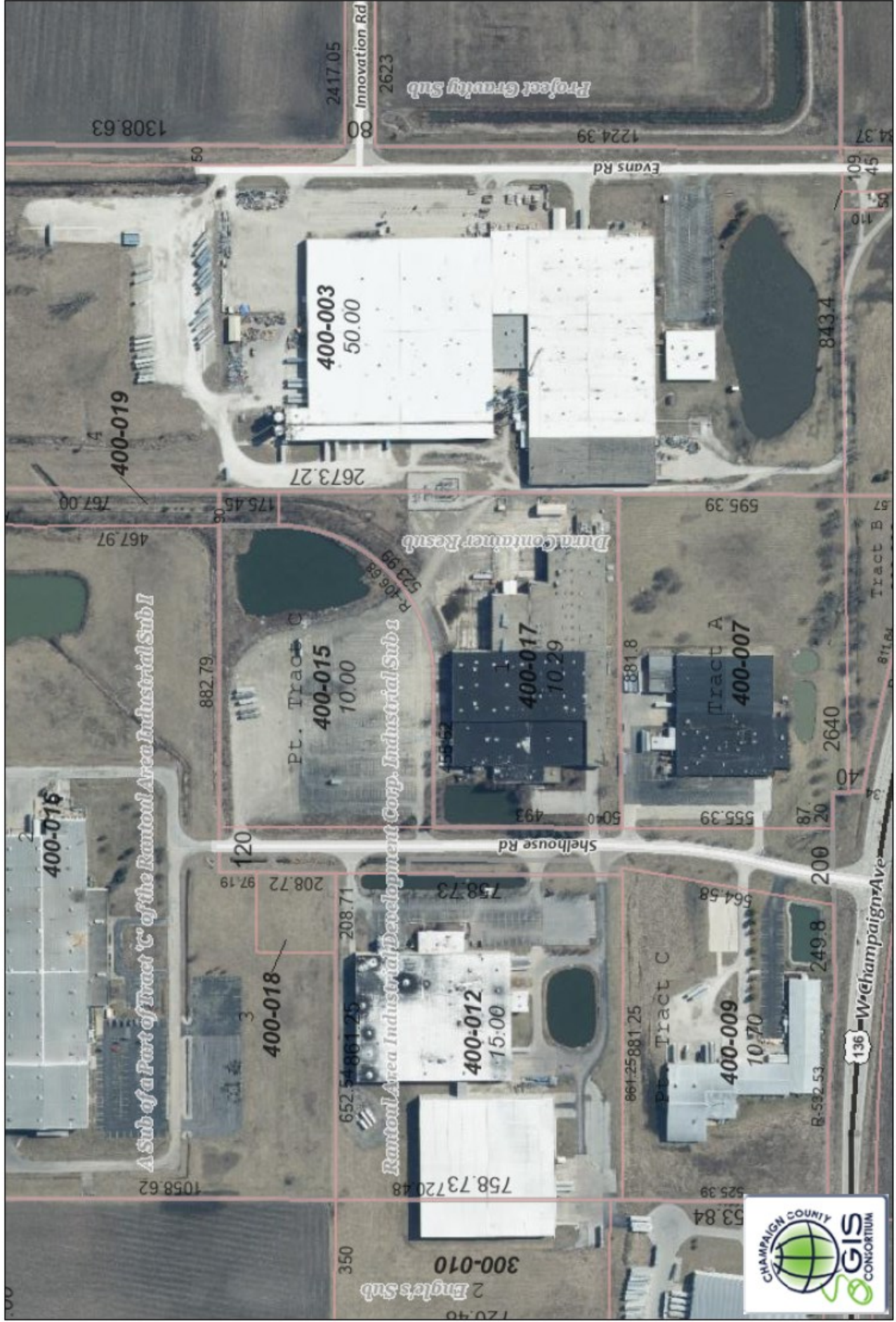
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**Pantowll**  
**300 Shellhouse Rd**

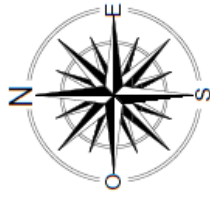
Property For: **Sale or Lease**



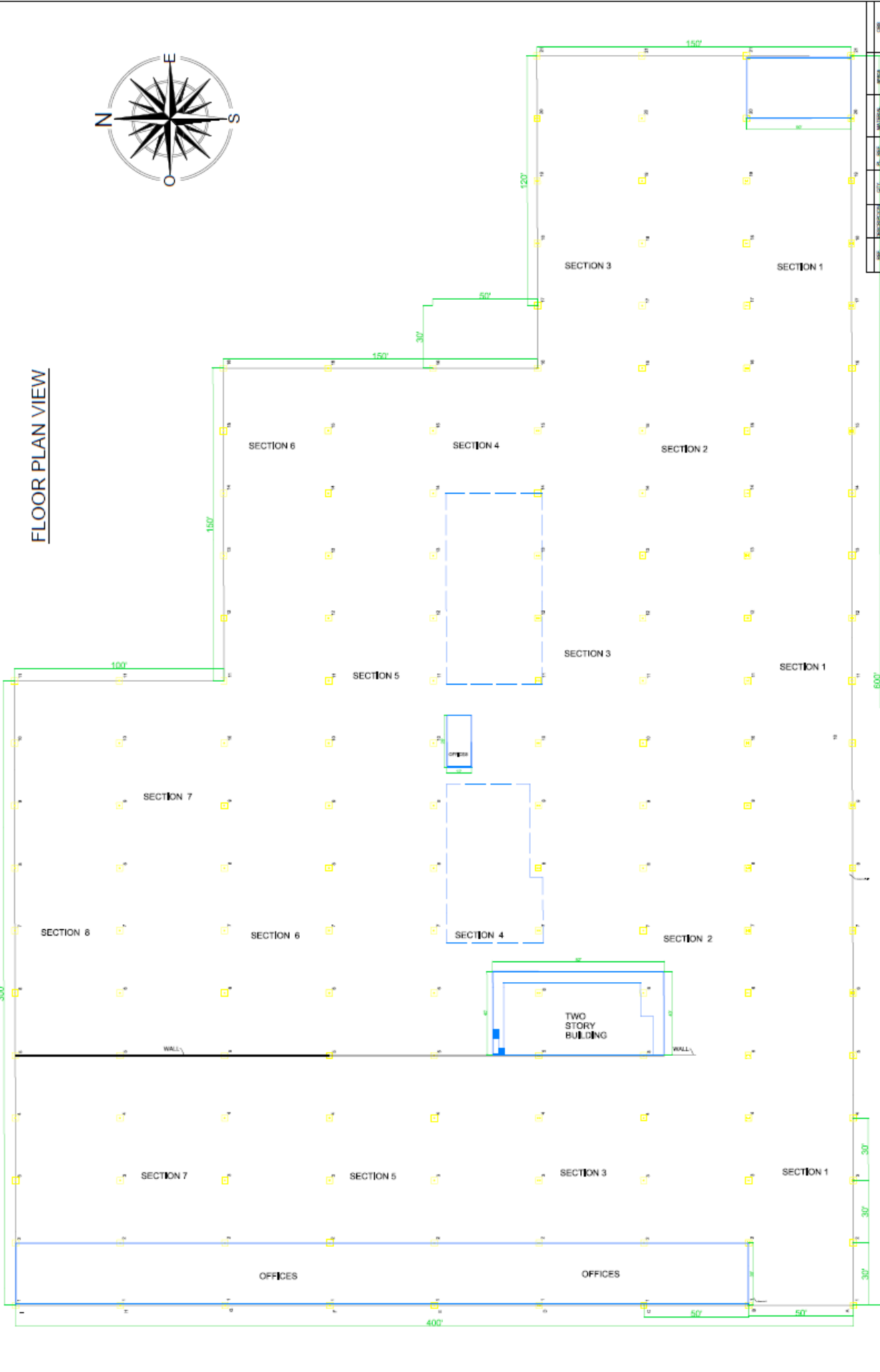
# GIS Webmap Public Interface Champaign County, Illinois



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FLOOR PLAN VIEW



DATE	DESCRIPTION	BY	CHK	DATE	DESCRIPTION	BY	CHK
<b>RANTOUL WAREHOUSE GROUP LLC</b> 300 BHELPHOUSE DR RANTOUL, MO 63120							
				PROJECT: PDF DESIGNER: J. TORRENTE CHECKER:			
SCALE:				SHEET: 1/4			