

48,000 SF Manufacturing / Office Facility for Lease

200 Admiral Weinel Blvd, Columbia, Illinois 62236
Monroe County

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Property Description

Heavy Power Manufacturing Facility

48,000+ SF Manufacturing/Warehouse. Concrete tilt up, built in 1997 with renovations in 2015. Sits in desirable area right off IL Route 3 and I-255 in Illinois, minutes from Downtown St. Louis. Solid workforce available out of Monroe County. 6,570 SF of Warehouse space on 2nd Floor. Mfg area is Air Conditioned.

Reduced Lease Rate: \$6.00 per SF, NNN

***Also available for Sale - Reduced Sale Price: \$2,500,000**

All Reasonable Offers will be Considered

Basic Details

Listing No:	1948
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	48,550 Sqft.
Total Sqft Available:	48,550 Sqft.
Lease Rate:	\$6.00 Per Sqft
Lease Type:	NNN

Square Foot Information

Building Total Sqft:	48,550 Sqft.
Total Sqft Available:	48,550 Sqft.
Direct Lease:	48,550 Sqft.
Office:	8,550 Sqft.
Warehouse:	40,000 Sqft.
Min Divisible Sqft:	48,550 Sqft.
Max Contiguous Sqft:	48,550 Sqft.

Lease Term: Negotiable

Facility Information

Truck Dock:	4
Truck Dock Size:	9'x10'
Dock Levelers:	Yes
Capacity:	10,000 lbs
Drive-In Doors:	1
Drive-In Door Size:	12'x16'
Heating:	Yes
Cooling:	Manufacturing Area
Insulated:	Yes
Sprinklers:	Yes
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes
Ventilation:	Yes
Compressed Air:	Yes
Yard:	0.70

Property Information

Parcel No:	04-21-133-002-000
Zoning:	C-3
Zoning By:	Columbia
Prior Use:	Manufacturing
Property Tax:	\$55,181
Tax Year:	2018

Structural Data

Year Built:	1997
Rehab Year:	2015
Clearance Min:	24.60 ft
Clearance Max:	28 ft
Bay Spacing:	44.5'
Style:	Tilt-up Concrete
Roof:	Membrane
Exterior:	Concrete
Floors:	2
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

Land Measurements

Acres:	5.82 Acre(s)
Frontage:	589 ft
Depth:	400 ft

Utility Information

Water Provider:	Columbia
Water Provider Service:	2"@ 90 PSI
Sewer Provider:	Columbia
Sewer Provider Service:	4"
Gas Provider:	Ameren IL
Gas Provider Service:	2"
Electric Provider:	Ameren IL
AMPS:	1500
Phase:	3
Low Volts:	240
High Volts:	480

Transportation

Interstate:	I-255 - 2.5 Miles
Airport:	MidAmerica St. Louis 7 Miles - Lambert 30 Miles