

2,908 SF Office Space – New Construction

Route 3 Visibility

220 Admiral Trost Dr., Columbia, IL 62236



BARBERMURPHY

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Property Summary

2,908 SF Office Space in Newly Constructed Center
Visible from Route 3 with 29,600 ADT
Adjacent Suite is occupied by an Orthodontist
BJC Medical Building is located next door
Buildout Allowance is Negotiable

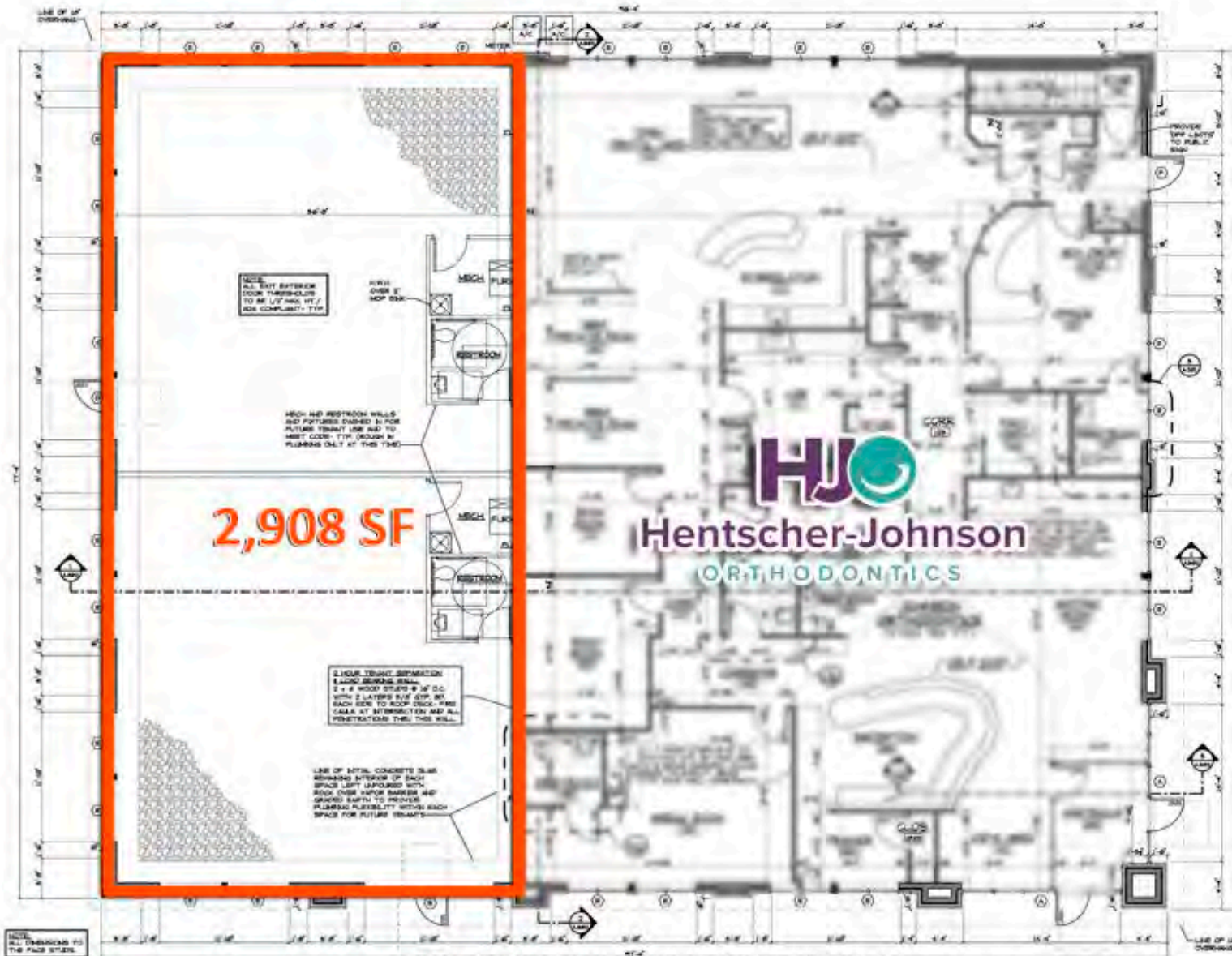
LEASE RATE: \$18.00/SF, NNN

AREA MAP & IMAGES



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FLOOR PLAN



Listing No: 2334

Office

220 Admiral Trost Dr
Columbia, IL 62236

SALE INFORMATION:

For Sale: No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$18.00
Lease Type: NNN
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

2,908 SF of Office Space. This is new unfinished space, the buildout allowance is negotiable.

Comments

New Construction. High visibility from Route 3 in Columbia.

Total SF Available: 2,908 SF
Min Divisible SF: 2,908 SF

SQUARE FOOT INFO:

Building Total: 7,340 SF
Total Available: 2,908 SF
Direct Lease: 2,908 SF
Sublease: 0 SF
Office: 2,908 SF
Retail: 2,908 SF
Min Divisible: 2,908 SF
Max Contiguous: 2,908 SF

LAND MEASUREMENTS:

Acres: 1.35
Frontage: 130 FT
Depth: 465 FT

PROPERTY INFORMATION:

Parcel No: 04-16-349-004-000	TIF: No	Parking: Shared Lot
County: Monroe	Enterprise Zone: No	Surface Type: Asphalt
Zoning: Commercial	Survey: No	Traffic Count: 29,600
Zoning By: City of Columbia	Environmental: No	Property Tax: \$5,461.88
Complex:	Archaeological: No	Tax Year: 2019
Prior Use:		

STRUCTURAL DATA:

Year Built: 2019	Clearance Min:	Exterior: Brick
Rehab Year:	Clearance Max:	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers:
Class:		

Listing Broker(s)

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