

265 ADMIRAL TROST DRIVE
COLUMBIA, IL 62236



CURRENTLY A SINGLE-USER OFFICE BUILDING.
POTENTIAL TO DIVIDE FOR MULTIPLE TENANTS.

For more
information



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265 ADMIRAL TROST DRIVE
34,712 SF: Full building availability



Near hotel, dining and shopping at Columbia Centre. Unbeatable access in the 4th fastest-growing county in Illinois.

Fiber connectivity, semi-rural location, and access to workforce within a 45-minute radius enables the Columbia area to be ripe for corporate headquarters, data centers, back offices for financial/insurance companies, and small to medium sized tech firms whose executives are looking for a “main street” community way of life.



34,721
SF



2.82
ACRES



Park like
setting

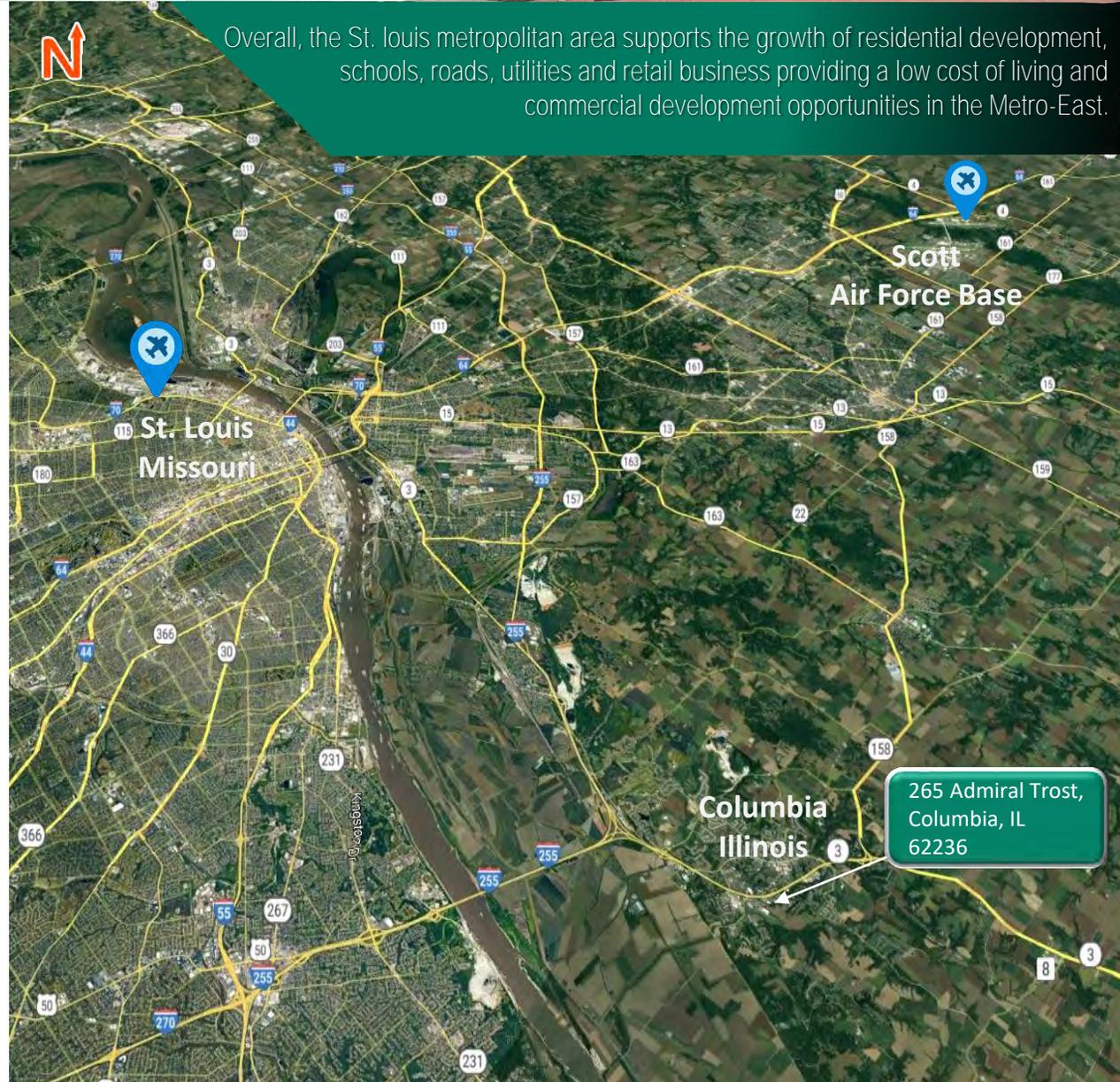
Sale Price: \$5,500,000

Location + Demographics

Significant population growth,
45 % increase over 25 year span.



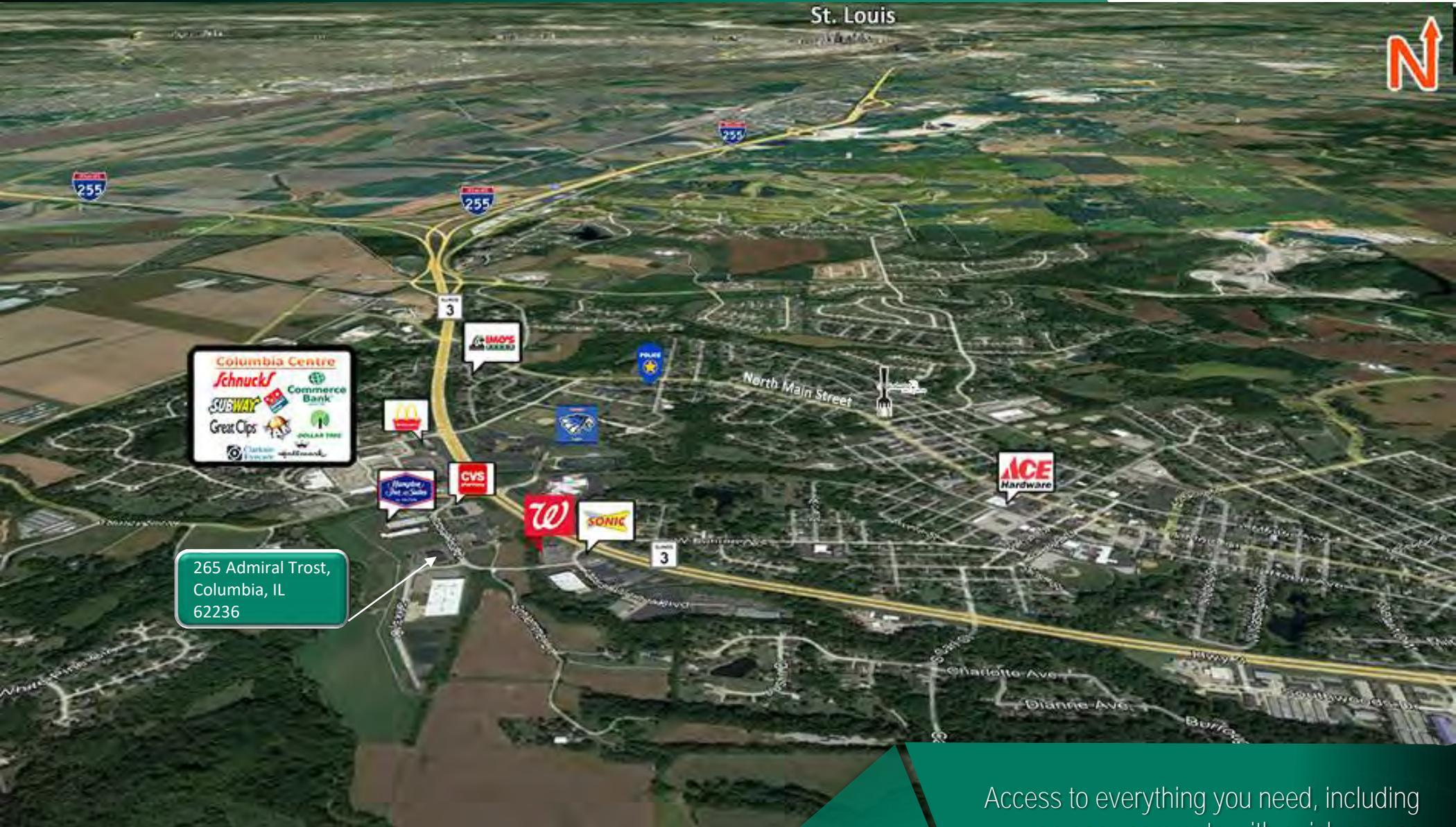
- Close to hotels, dining and shopping at Columbia Centre
- 5 Minutes from downtown St. Louis
- The Monroe County population has grown by 24.7% in just over a year, representing the largest per capita growth in the state of Illinois.
- Approximately 95.8% of the population within the area has a high school education or higher, with 36.6% of those possess a college **bachelor's** degrees or higher.
- Management, business, and financial workers are among the top experienced labor forces in Monroe County, along with administrative support workers and service workers.



Overall, the St. Louis metropolitan area supports the growth of residential development, schools, roads, utilities and retail business providing a low cost of living and commercial development opportunities in the Metro-East.

Columbia Centre

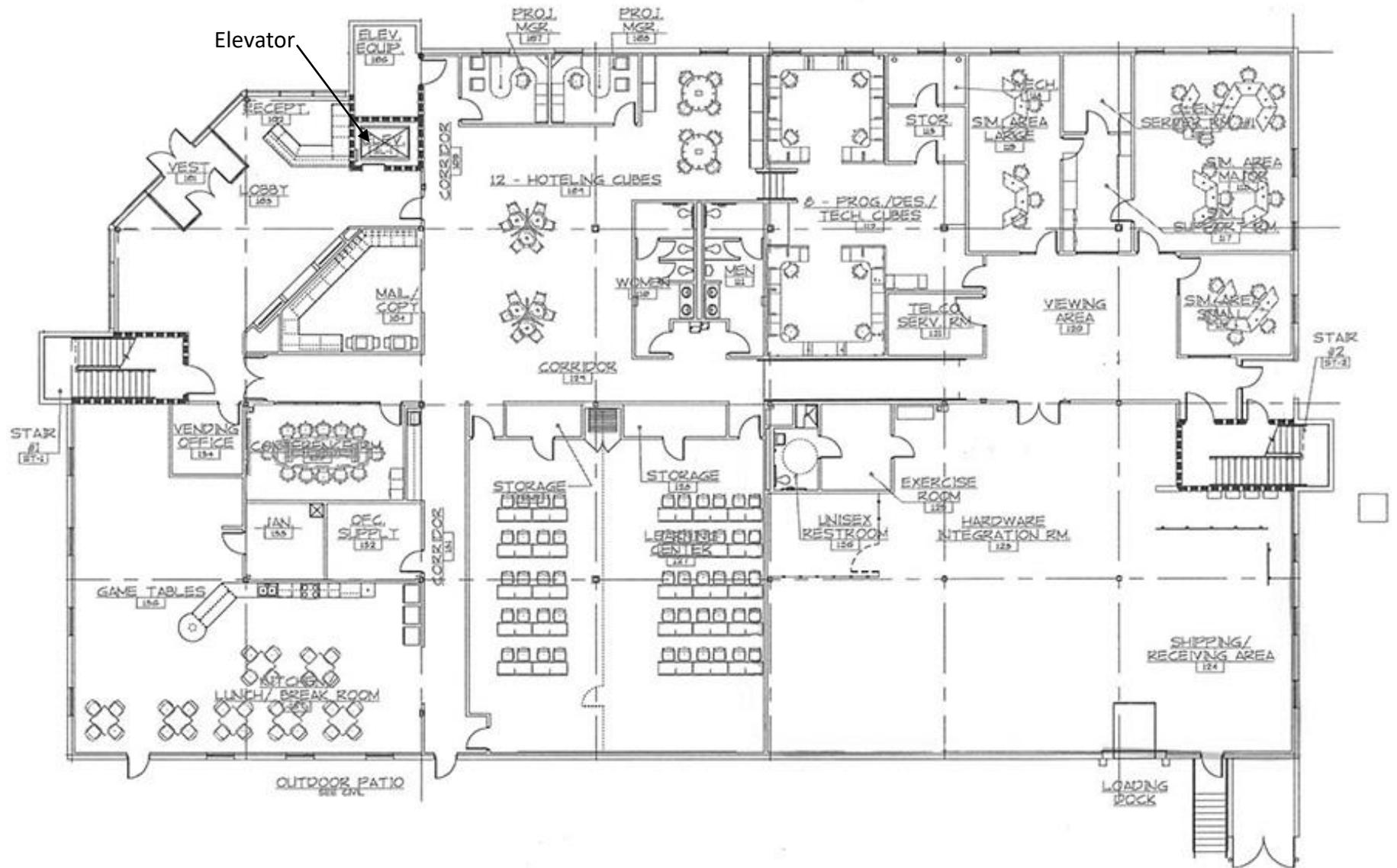
Local Amenities



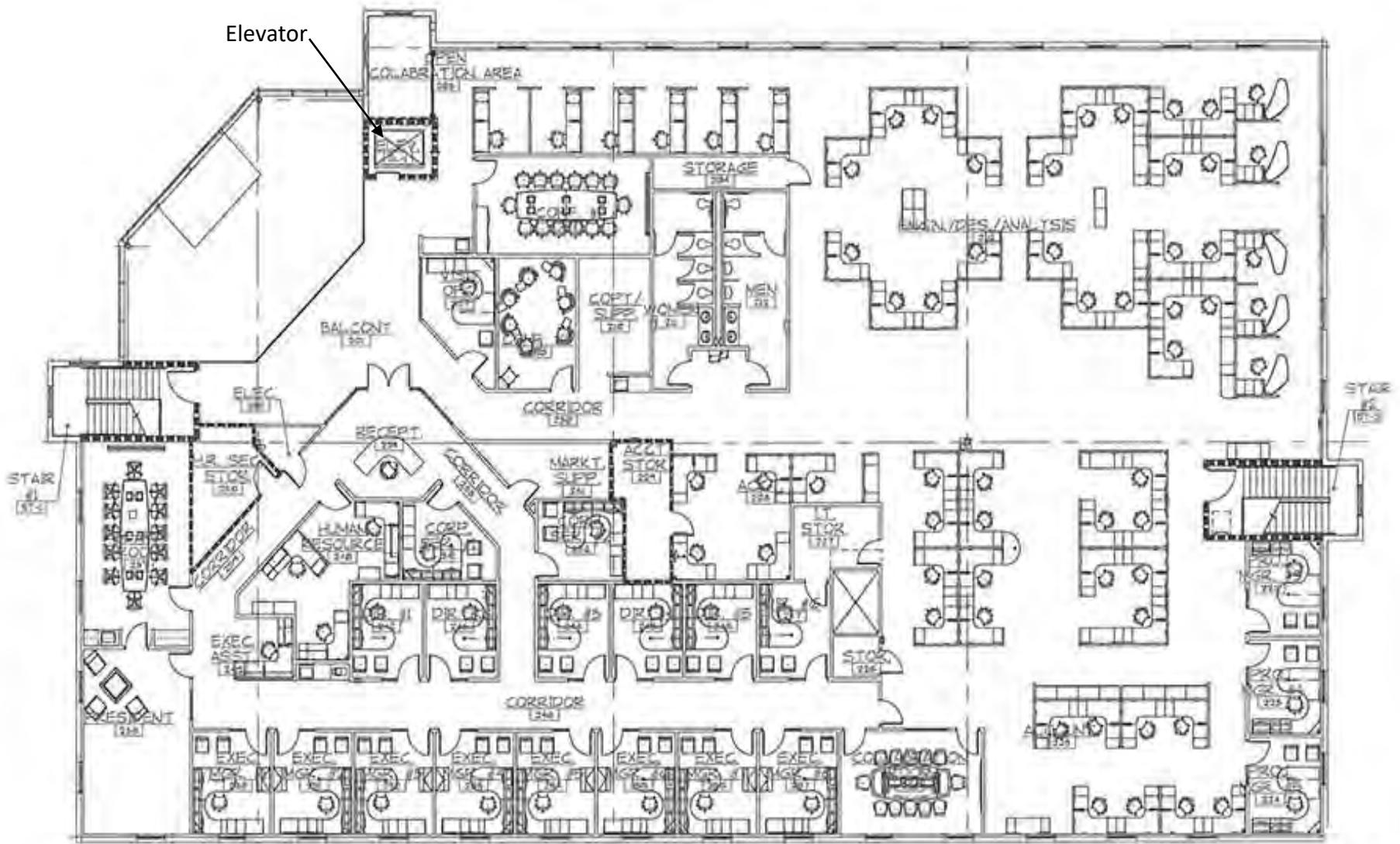
265 Admiral Trost,
Columbia, IL
62236

Access to everything you need, including
an easy commute with quick access
to IL-255.

GROUND Floor Plan



2nd
Floor Plan



Listing No: 2671

OfficeCorporate Headquarters
265 Admiral Trost Drive
Columbia, IL 62236**SALE INFORMATION:**For Sale: Yes
Sale Price: \$5,500,000
Sale Price/SF:
CAP Rate:
GRM:
NOI:**LEASE INFORMATION:**For Lease: Yes
Lease Rate: *Contact Broker
Lease Type:
Net Charges:
CAM Charges:
Lease Term:**Leasing Comments:****Comments**

Standalone, 2-story office building with an elevator located just 15 miles from downtown St. Louis in Columbia, IL. Only 5 minutes from I-255 at IL Route 3. Also Available For Lease. 4,000 +/-SF of warehouse space with loading dock, pneumatic lift and three-phase power with propane generator and battery backup systems for the servers and call center.

The information above has been obtained from sources believed reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. In same is submitted subject to errors, omissions, change of price, retail or other conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.

Total SF Available: 34,712 SF
Min Divisible SF: 17,356 SF**SQUARE FOOT INFO:**Building Total: 34,712 SF
Total Available: 34,712 SF
Direct Lease: 34,712 SF
Sublease: 34,712 SF
Office: 34,712 SF
Retail: 0 SF
Min Divisible: 17,356 SF
Max Contiguous: 34,712 SF**LAND MEASUREMENTS:**Acres: 2.82
Frontage: 360 FT
Depth: 360 FT**PROPERTY INFORMATION:**

| | | | | | |
|-------------------|---|-------------------------|-----|-----------------------|-----------------|
| Parcel No: | 04-16-349-008-000 | TIF: | No | Parking: | 3.4/1,000 |
| County: | Monroe | Enterprise Zone: | No | Surface Type: | Asphalt |
| Zoning: | BP-2 | Survey: | Yes | Traffic Count: | 26,000 on Rte 3 |
| Zoning By: | Columbia | Environmental: | No | Property Tax: | \$91,235.86 |
| Complex: | Admiral Trost Development | Archaeological: | No | Tax Year: | 2021 |
| Prior Use: | Maverick Technologies Industrial Automation | | | | |

**STRUCTURAL DATA:**

| | | | | | |
|--------------------|------|-----------------------|-----|---------------------|------|
| Year Built: | 2007 | Clearance Min: | 12' | Exterior: | EIFS |
| Rehab Year: | | Clearance Max: | 14' | Bay Spacing: | |
| Floors: | 2 | Floor Drains: | | Sprinklers: | Yes |
| Class: | A | | | | |

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