



FOR SALE > 44,150 SF INDUSTRIAL BUILDING CURRENTLY LEASED AS AN INDOOR SPORTS COMPLEX

8719 Hanover Industrial Dr., Columbia, IL 62236

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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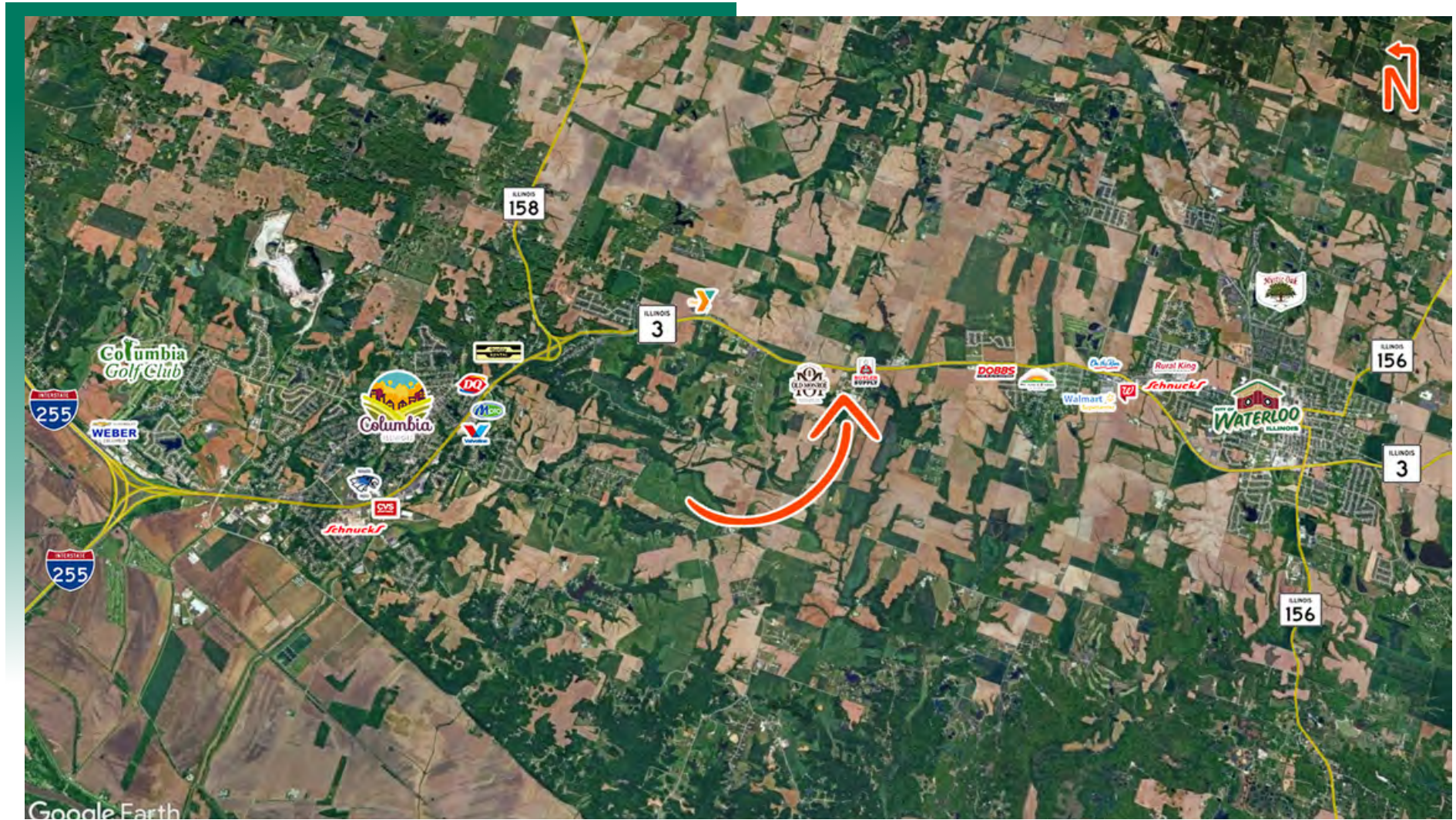
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

8719 Hanover Industrial Dr., Columbia, IL 62236



LOCATION OVERVIEW

Located in an established industrial and commercial area of Columbia, Illinois, 8719 Hanover Industrial Dr. is situated just off Illinois Route 3 with easy access to I-255 and I-64. The property offers strong connectivity to the St. Louis Metro area and surrounding Southern Illinois communities, making it a convenient location for industrial, warehouse, distribution, or service-oriented users.

PROPERTY PHOTOS

8719 Hanover Industrial Dr., Columbia, IL 62236

TURF FIELD



TURF FIELD



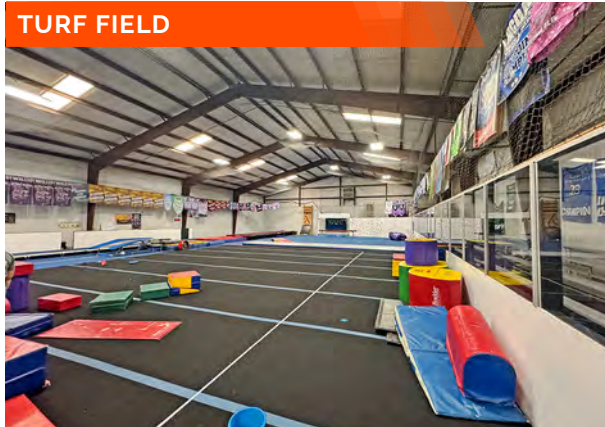
VIEWING BLEACHERS



BREAK AREA



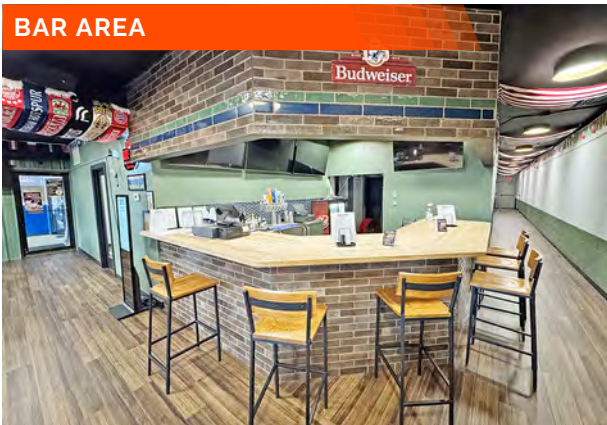
TURF FIELD



TURF FIELD



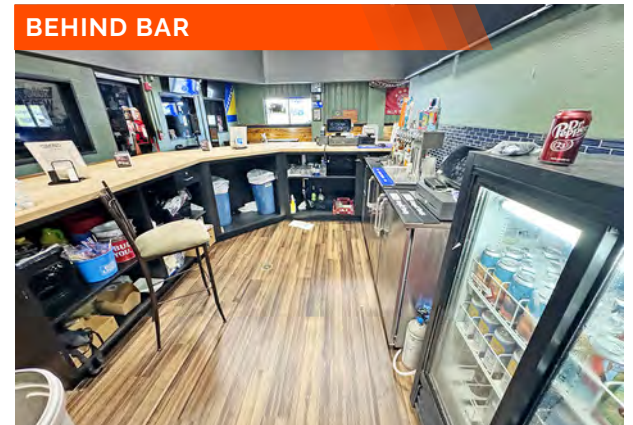
BAR AREA



BAR AREA SEATING



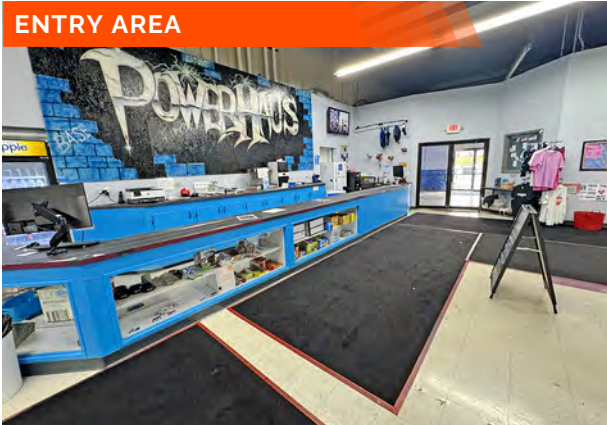
BEHIND BAR



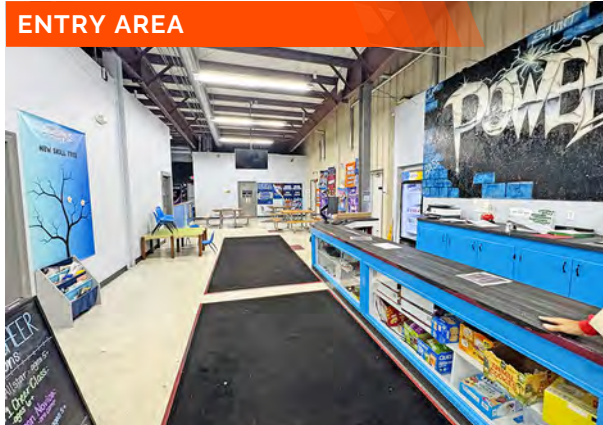
PROPERTY PHOTOS & INFORMATION

8719 Hanover Industrial Dr., Columbia, IL 62236

ENTRY AREA



ENTRY AREA



KITCHEN



KITCHEN



SNACK BAR



BREAK ROOM\KITCHENETTE



Building Size:

- 44,150 SF industrial building currently leased as an indoor sports complex

Turnkey Facility:

- Fully built-out with flexible conversion and adaptive reuse potential

Indoor Turf Fields:

- Field 1: 250' x 100'
- Field 2: 150' x 81' (air-conditioned)

Food & Beverage:

- Snack bar, full kitchen with hood/fire suppression, and bar area

Office Space:

- Multiple private offices plus a 2nd-floor office suite

ADA Accessible:

- ADA-compliant restrooms and elevator access throughout

Upper Level:

- Elevator-served suite with two bathrooms

Flexible Uses:

- Ideal for sports, recreation, fitness, events, or industrial/flex users

INVESTMENT/SPECIALTY PROPERTY SUMMARY

8719 HANOVER INDUSTRIAL DR., COLUMBIA, IL 62236

LISTING # 1749

LOCATION DETAILS:

Parcel #: 07-02-249-014-000
County: IL - Monroe
Zoning: MB2 - City of Columbia

PROPERTY OVERVIEW:

Building SF: 44,150
Usable Sqft: 44,150
Min Divisible SF: 44,150
Max Contig SF: 44,150
Warehouse SF: 41,150
Office SF: 3,000
Lot Size: 2.91 Acres
Frontage: 357
Depth: IRR
Parking Spaces: 110
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2000
Building Class: C
Ceilings: 8'-40'
Construction Type: Steel



SALE INFORMATION:

Sale Price: \$2,900,000
Price / SF: \$61.70

FINANCIAL INFORMATION:

Taxes: \$32,463.86
Tax Year: 2026

PROPERTY DESCRIPTION:

44,150 SF Industrial Building currently leased as an Indoor Sports Complex. Fully built-out indoor sports complex with flexible conversion potential. ADA-compliant throughout, including restrooms and elevator access. Features two indoor turf fields: Field 1: 250' x 100' & Field 2: 150' x 81' (air-conditioned). Snack bar, full kitchen with hood & fire-suppression system, and bar area. Multiple private offices, storage areas, and a 2nd-floor office suite. Elevator access to upper-level suite with two bathrooms. Ideal for sports training, recreation, fitness, events, or adaptive reuse for industrial/flex users.



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