



FOR SALE > 18,200 SF INDUSTRIAL COMPLEX ON 3.05 ACRES

320 E Locust St., Columbia, IL 62236

BARBERMURPHY
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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

320 E Locust St., Columbia, IL 62236



LOCATION OVERVIEW

Strategically positioned in Columbia, Illinois—a prosperous Metro East market—the property has exceptional proximity to the St. Louis metropolitan core, located just 3 miles South of the I-255 Interchange/JB Bridge with convenient 15-minute access to downtown St. Louis. The site's prominent E. Locust Street frontage anchors it within an established commercial corridor offering dual highway access via E. Cherry Street, enhancing visibility and operational logistics.

PROPERTY PHOTOS & INFORMATION

320 E Locust St., Columbia, IL 62236

BUILDINGS KEY



PROPERTY OVERVIEW

- 18,200 SF industrial complex
- 3.05-acre site
- Four metal-frame buildings
- Climate controlled buildings

BUILDING A

- 5,350 SF
 - 2,000 SF - Office
 - 3,350 SF - Warehouse
 - 20' Clear Height at Eave
- Built in 2022

BUILDING B

- 3,000 SF
- 14' Clear Height
- Built in 1985

BUILDING C

- 9,050 SF
 - 3,050 SF - Office (2 Story)
 - 6,000 SF - Warehouse
 - 22' - 24' Clear Height
- Built in 2026

IT BUILDING

- 800 SF - Office
- Built in 2002

BUILDING A & B

320 E Locust St., Columbia, IL 62236

BLDG A - FLOORPLAN



BLDG A



BLDG A - BREAK ROOM



BLDG A - CONFERENCE ROOM



BLDG A - WAREHOUSE



BLDG A & B - SIDE EXTERIOR



BLDG B - WAREHOUSE

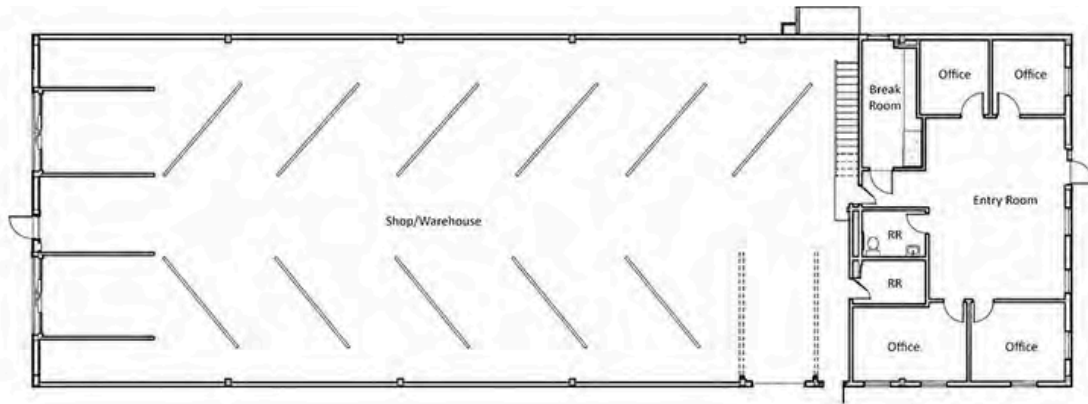


BLDG B - WAREHOUSE



BUILDING C

320 E Locust St., Columbia, IL 62236



BLDG C - REAR



BLDG C - BREAKROOM



BLDG C



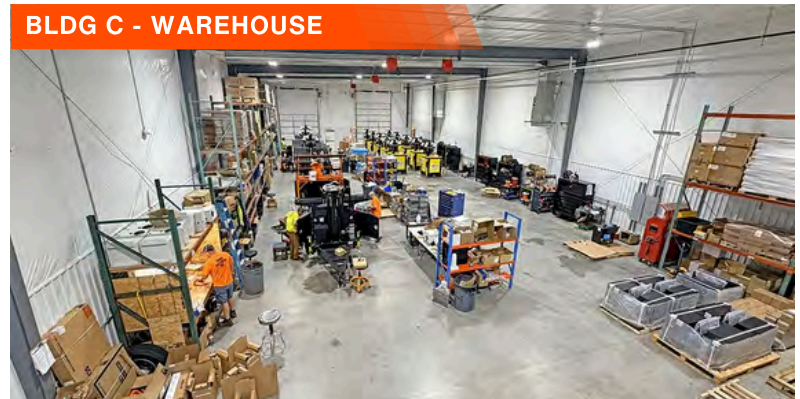
BLDG C - ENTRY AREA



BLDG C - ENTRY AREA



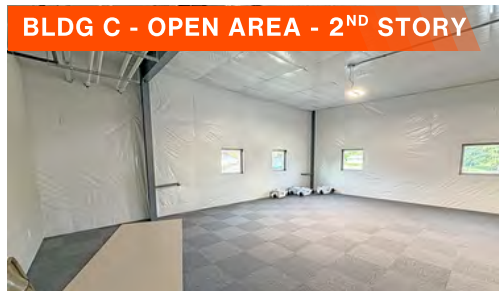
BLDG C - WAREHOUSE



BLDG C - OPEN AREA - 2ND STORY



BLDG C - OPEN AREA - 2ND STORY



BLDG C - WAREHOUSE



INDUSTRIAL PROPERTY SUMMARY

320 E LOCUST ST., COLUMBIA, IL 62236

LISTING # 3331

LOCATION DETAILS:

Parcel #: 04-15-335-003-000
County: IL - Monroe
Zoning: C-2

PROPERTY OVERVIEW:

Building SF: 18,200
Combined Office SF: 5,850
Combined Warehouse SF: 12,350
Min Divisible SF: 9,050
Max Contig SF: 9,150
Lot Size: 3.05 Acres
Frontage: 380'
Depth: 680'
Parking Spaces: 75
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1985
Renovated: 2026
Clear Ht Min: 14
Clear Ht Max: 24
Bay Spacing: Clear Span
Construction Type: Metal
Roof: Metal
Floor Type: Concrete
Floor Thickness: 6"

FACILITY INFORMATION:

Heat: Yes
AC: Yes
Lighting: LED
Sprinklers: None
Insulated: Yes
Ventilation: Yes
Compressed Air: Yes
Restrooms Men: Yes
Restrooms Womens: Yes
Showers: No
Floor Drains: Yes

LOADING & DOORS:

Drive In Doors: 9
Drive In Door Size: (2) 10'x10', (3) 12'x12', (2) 12'x14', (2) 12'x16'

TRANSPORTATION:

Interstate Access: I-255

INDUSTRIAL PROPERTY SUMMARY PG 2

320 E LOCUST ST., COLUMBIA, IL 62236

UTILITY INFO:

Water Provider:	City of Columbia
Water Location:	On-Site
Sewer Provider:	City of Columbia
Sewer Location:	On-Site
Gas Provider:	Ameren
Gas Location:	On-Site
Electric Provider:	Ameren
Electric Location:	On-Site
Voltage Low:	120
Voltage High:	480
Amps:	400
Phase:	3



SALE INFORMATION:

Sale Price: \$2,900,000

Price / SF: \$159.34

TAX INCENTIVE ZONES:

TIF District:	No
Enterprise Zone:	No
Opportunity Zone:	No
Foreign Trade Zone:	No

PROPERTY DESCRIPTION:

The property comprises an 18,200 SF industrial complex situated on 3.05 fully paved acres. The campus consists of four metal-frame buildings constructed between 1985 and 2026, anchored by a recently completed 9,050 SF facility (Building C, 2026) featuring flexible office and multipurpose annex configurations. The property emphasizes climate-controlled warehouse and technical assembly space, complemented by multiple office suites and integrated manufacturing capabilities. Strategically zoned C-2 General Business District, the site benefits from favorable land-use designations supporting industrial operations, commercial warehousing, and light manufacturing, making it well-suited for both owner-occupant operations and multi-tenant configurations.

FINANCIAL INFORMATION:

Taxes:	\$14,478.88
Tax Year:	2025

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