

For Sale or Lease

48,000+ SF Heavy Power Manufacturing/Office Facility

200 Admiral Weinel Blvd., Columbia, IL 62236



- 48,000+ SF Manufacturing/Office Building - *Mfg. Area is Air Conditioned
- **HEAVY POWER** – 3 Phase; 1,500 AMP, 240-480V Electric Service
- 28' Ceilings; (4) 9'x10' Dock Doors w/Levelers; (1) 12'x16' Drive-In Door
- Located 9 miles from Downtown St. Louis with available work force

Reduced Sale Price: \$2,500,000
Reduced Lease Rate: \$6.00 per SF, NNN
All Reasonable Offers will be Considered

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Steve Zuber – SIOR, CCIM James Leopold - CCIM

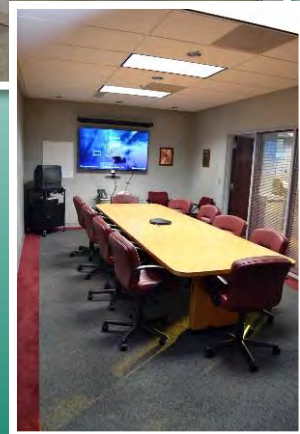
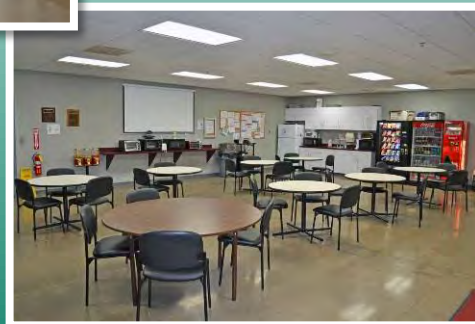
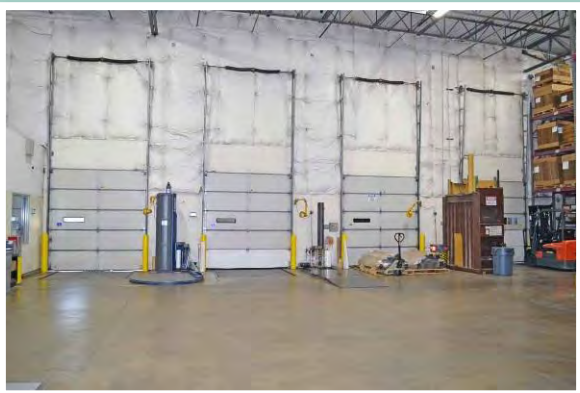
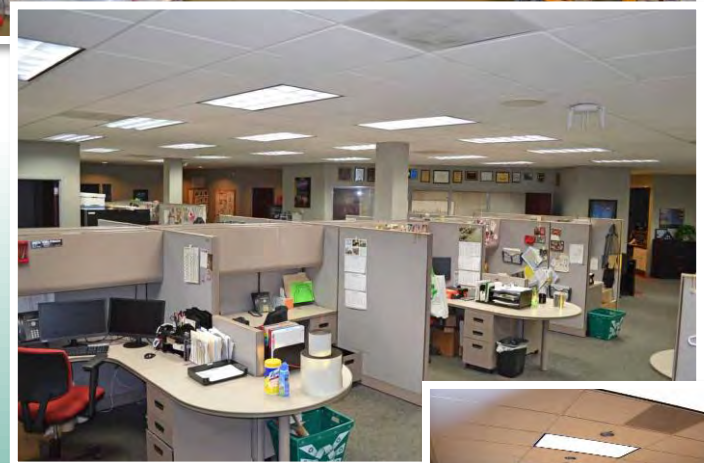
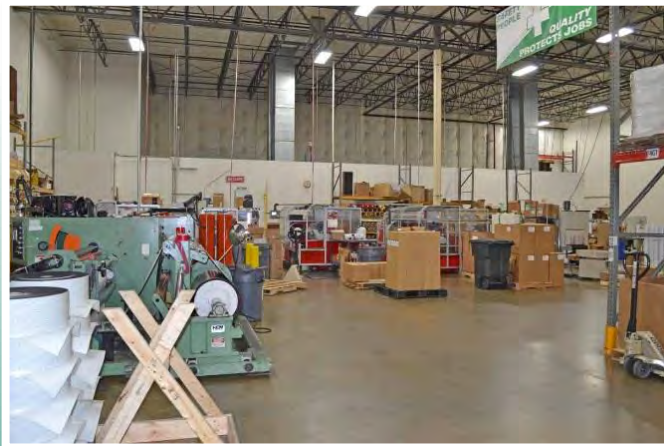
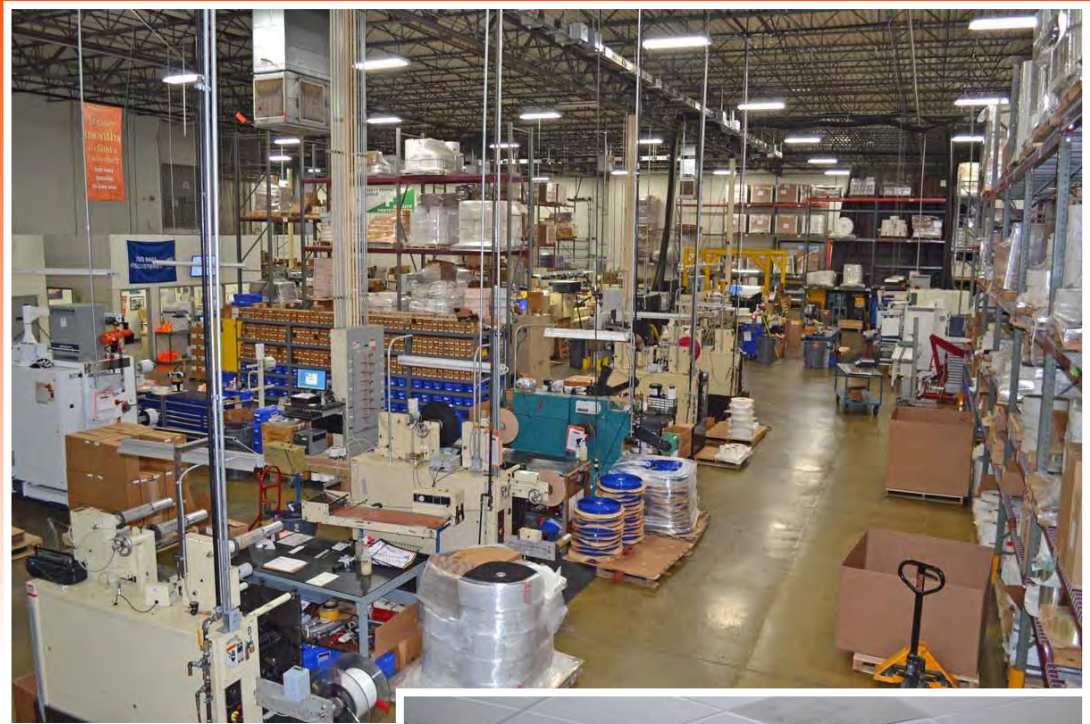
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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



BARBERMURPHY



Listing No: 1948

Industrial
Manufacturing

200 Admiral Weinel Blvd.
Columbia, IL 62236

SALE INFORMATION:

For Sale: Yes
 Sale Price: \$2,500,000
 Sale Price/SF: \$51.49
 CAP Rate:
 GRM:
 NOI:

LEASE INFORMATION:

For Lease: Yes
 Lease Rate: \$6.00
 Lease Type: NNN
 Net Charges:
 CAM Charges:
 Lease Term:

Leasing Comments:

Total SF Available: **48,550 SF**

Min Divisible SF: **48,550 SF**

SQUARE FOOT INFO:

Building Total: 48,550 SF
 Total Available: 48,550 SF
 Direct Lease: 0 SF
 Sublease: 0 SF
 Office: 8,550 SF
 Warehouse: 40,000 SF
 Min Divisible: 48,550 SF
 Max Contiguous: 48,550 SF

LAND MEASUREMENTS:

Acres: 5.82
 Frontage: 589 FT
 Depth: 400 FT

PROPERTY INFORMATION:

Parcel No:	04-21-133-002-000	TIF:	No	Property Tax:	\$55,180.98
County:	Monroe	Enterprise Zone:	No	Tax Year:	2018
Zoning:	C-3	Foreign Trade Zone:	No		
Zoning By:	City of Columbia	Survey:	No		
Industrial Park:		Environmental:	No		
Prior Use:	Manufacturing	Archaeological:	No		

STRUCTURAL DATA:

Year Built:	1997	Clearance Min:	24.6	Style:	Tilt-up Concrete
Rehab Year:	2015	Clearance Max:	28	Roof:	Membrane
		Bay Spacing:	44.5	Exterior:	Concrete
				Floors:	2
				Floor Type:	Reinforced Concrete
				Floor Thickness:	6"
				Floor Drains:	No



200 Admiral Weinel Blvd.
Columbia, IL 62236

UTILITY INFORMATION

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

FACILITY INFORMATION

Truck Dock:	4	Size:	9' x 10'	Parking:	75
Dock Levelers:	Yes	Capacity:	10,000 lbs	Surface Type:	Concrete + Asphalt
Drive-In Doors:	1	Size:	12' x 16'	Yard:	.70
Box Van Doors	No			Extra Land:	
Overhead Cranes:	No	Size:	N/A N/A	Additional Facility Information:	
Elevators:	No				
Heating:	Yes	Men's Restroom:	Yes		
Cooling:	Manufacturing area	Women's Restroom:	Yes		
Insulated:	Yes	Shower:	No		
Sprinklers:	Yes	Ventilation:	Yes		
Lighting:	LED	Compressed Air:	Yes		
Skylights:	No				

TRANSPORTATION

Interstate:	I-255 - 2.5 Miles
Rail:	No
Barge:	No
Airport:	Downtown St. Louis 7 Miles - Lambert 30 Miles

Listing Broker(s)

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Comments

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.