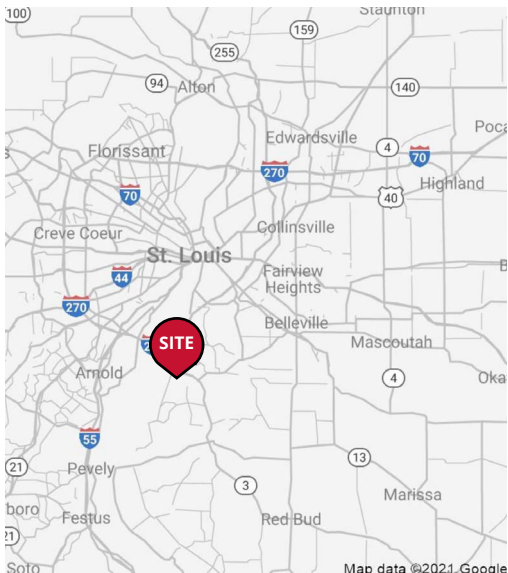


PACE

PROPERTIES



CLASS A OFFICE SPACE FOR SALE OR LEASE

265 Admiral Trost Drive | Columbia, Illinois 62236

34,712 SF | \$9.95/SF, NNN | Sale Price: Contact for Details

PROPERTY DETAILS

34,712 SF Class A office/flex building constructed in 2007

Columbia, IL is a fast-growing community located less than 5 minutes from Downtown St. Louis and 25 minutes from Clayton

3.4/1,000 parking ratio

Furnishings possibly available

Receiving/warehouse area expandable to +/- 8,000 SF

Ben Cahill, SIOR, CCIM

314.785.7637

bcahill@paceproperties.com

Dan Cahill, CCIM

314.785.7639

dcahill@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

UPDATED 02/07/2024

COLUMBIA SOCCER CLUB FIELDS

4,800 VPD

6,950 VPD

29,500 VPD

9,700 VPD

4,100 VPD

23,700 VPD

5,800 VPD

25,300 VPD

9,900 VPD

SITE

PACE PROPERTIES COLUMBIA, ILLINOIS

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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First Floor



**Click or Scan
to View!**

