



FOR SALE

7070 BALDRIGE AVE.

Now Open at Cartwright  
Amazon!



#### ADDRESS

7070 Baldrige Ave.  
Cartwright Business  
& Technology Park  
Ashland, MO

#### PROPERTY TYPE

Office / Industrial

#### SALE PRICE

\$3,900,000

#### SPACE

16,250 sqft

#### BUILDING

22,500 sqft

#### LAND

4.60 acres

#### ZONING

API

Paul Land PaulLand@PlazaCommercialRealty.com

Mike Grellner MikeGrellner@PlazaCommercialRealty.com

Lauren Crosby LaurenCrosby@PlazaCommercialRealty.com

2501 Bernadette Drive  
Columbia, MO 65203

[\(573\) 445-1020](tel:(573)445-1020)



Individual Membership  
Society of Industrial and  
Office REALTORS®

#### DETAILS

- Located in Cartwright Business & Technology Park, a new development adjacent to Columbia Regional Airport at the Highway 63 & Route H intersection
- Cartwright Park is a planned, mixed-use development with infrastructure and utility capacity to support a variety of large scale occupancies
- Park contains over 400 acres, 20 acre lake, and walking trails for use by occupants
- Subject property is new construction, high quality concrete tilt-up currently in shell condition
- Building is available for sale only, 16,250 sq ft of the 22,500 sq ft remains available for occupancy
- Building layout provides ability to finish as office and/or warehouse, docks and overhead doors can be added as required by occupant
- Adjacent to Columbia Regional Airport, which has seen a 10-fold increase in passengers over the last decade and just broke ground on a new terminal
- Subject to park covenants, and owner/landlord approval of use and development plans