

## **ADDRESS**

2401 Industrial Dr. Columbia, MO

### PROPERTY TYPE

Retail / Industrial

# **LEASE**

\$8,000/month

## **SPACE**

10,000 sqft

# BUILDING

10,000 sqft

### **ZONING**

M-C

# **DETAILS**

- Freestanding 10,000 sq ft warehouse with showroom, located in industrial zoned area and close proximity to I-70 and Stadium Blvd (one minute north of I-70).
- \$8,000 monthly rental on a modified gross basis.
- 2 drive in door and 1 dock door.
- Ample parking on concrete paved lot.
- Located at entry to industrial park with excellent visibility from Stadium Blvd.
- Zoned heating and air conditioning for efficiency.
- Owner prefers to lease space in its entirety, though division of space is possible.
- Lease is offered subject to rights of existing tenant. Call broker for details.

Paul Land PaulLand@PlazaCommercialRealty.com Mike Grellner MikeGrellner@PlazaCommercialRealty.com Lauren Crosby LaurenCrosby@PlazaCommercialRealty.com

2501 Bernadette Drive Columbia, MO 65203 (573) 445-1020



Individual Membership Society of Industrial and SIOR Office REALTORS\*