



**ADDRESS**

1307 N. Seventh St.  
Columbia, MO

**PROPERTY TYPE**

Office / Retail / Industrial

**LEASE**

\$3,300/month

**SPACE**

3,500 sqft

**ZONING**

M-C

**DETAILS**

- Freestanding building and adjoining yard area in central Columbia just off of Business Loop 70
- Building contains warehouse with 3 overhead doors (one opens to adjoining yard area), and around 750 sq ft of office space
- Large yard area adjacent/south of the building can be used for parking or equipment storage
- Close proximity to downtown Columbia, and Interstate 70 & Providence Rd overpass
- Commercial zoning allows for a variety of uses, certain industrial uses may need a conditional use permit
- Landlord will pay taxes and insurance, tenant to maintain exterior lot/grounds
- Existing occupant will vacate upon lease of the property
- Listed by owner/broker

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