



ADDRESS

4441 I-70 Dr. NW
Columbia, MO

PROPERTY TYPE

Office / Industrial

LEASE

\$6,000/monthly/modified
gross lease

SPACE

11,006 sqft

ZONING

M-L

DETAILS

- Freestanding office/warehouse facility consisting of 5,990 sf first ground floor and 5,016 sf storage on second ground floor (also on grade due to parking lot design).
- \$6,000 monthly rental for entire facility on modified gross lease basis. Landlord pays base lease year real estate taxes and building insurance all lease years. Tenant pays maintenance and utilities.
- Available for tours at any time by appointment through listing agent. Expected delivery for tenant will be 4/15/23+/-.
- Near Sorrells overpass of I-70 allows for easy access.
- Abundant signage is available.
- Owner may consider dividing the space by each floor level, though preference is for a single occupant.

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