

ADDRESS	2102 Whitegate Dr., Suite C Columbia, MO
PROPERTY TYPE	Office / Retail / Industrial
LEASE	\$3,000/monthly/triple net
SPACE	2,879 sqft
LAND	5.34 acres
ZONING	M-C

DETAILS

- 5.34 acres zoned M-C (mixed use corridor). This zoning district permits all retail and office uses. This includes research and development use. This 2,879 sf is portion of larger facility.
- Abundant parking spaces available on site can be dedicated to space.
- Tours available and are to be coordinated through listing office requiring some advance notice.
- Triple net charges cover taxes, insurance, and exterior maintenance. These are estimated at \$3.25 sf annually.
- Utility estimated is \$2.00 sf annually.

Paul Land, SIOR PaulLand@PlazaCommercialRealty.com Mike Grellner, SIOR MikeGrellner@PlazaCommercialRealty.com Lauren Crosby, Agent Lauren Crosby @ Plaza Commercial Realty.com

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



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