

### **ADDRESS**

2102 Whitegate Dr., Suite B

Columbia, MO

# PROPERTY TYPE

Office / Retail / Industrial

## LEASE

\$48,000/monthly/triple net

#### SPACE

39,248 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.
- · Recent upgrades to roof, HVAC systems, and lighting are already in place.
- 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 are estimated at \$11,000 monthly.
- · Utilities estimate is \$2.00 sf annually.

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