



ADDRESS

2100-02 Whitegate Dr.
Columbia, MO

PROPERTY TYPE

Office / Retail / Investment

SALE PRICE

\$7,500,000

SPACE

67,186 sqft

BUILDING

67,186 sqft

LAND

5.34 acres

ZONING

M-C

DETAILS

- Commercial zoning on 5.34 acres of larger facility. 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.
- 225 overall parking spaces available on site. Additional parking can be achieved, if needed.
- Tours available and are to be coordinated through listing office requiring some advance notice.
- Current lease information available through listing office.
- The combination of real estate taxes, building insurance and exterior maintenance is about \$3.75 sf annually.
- Broker owner.

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

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



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