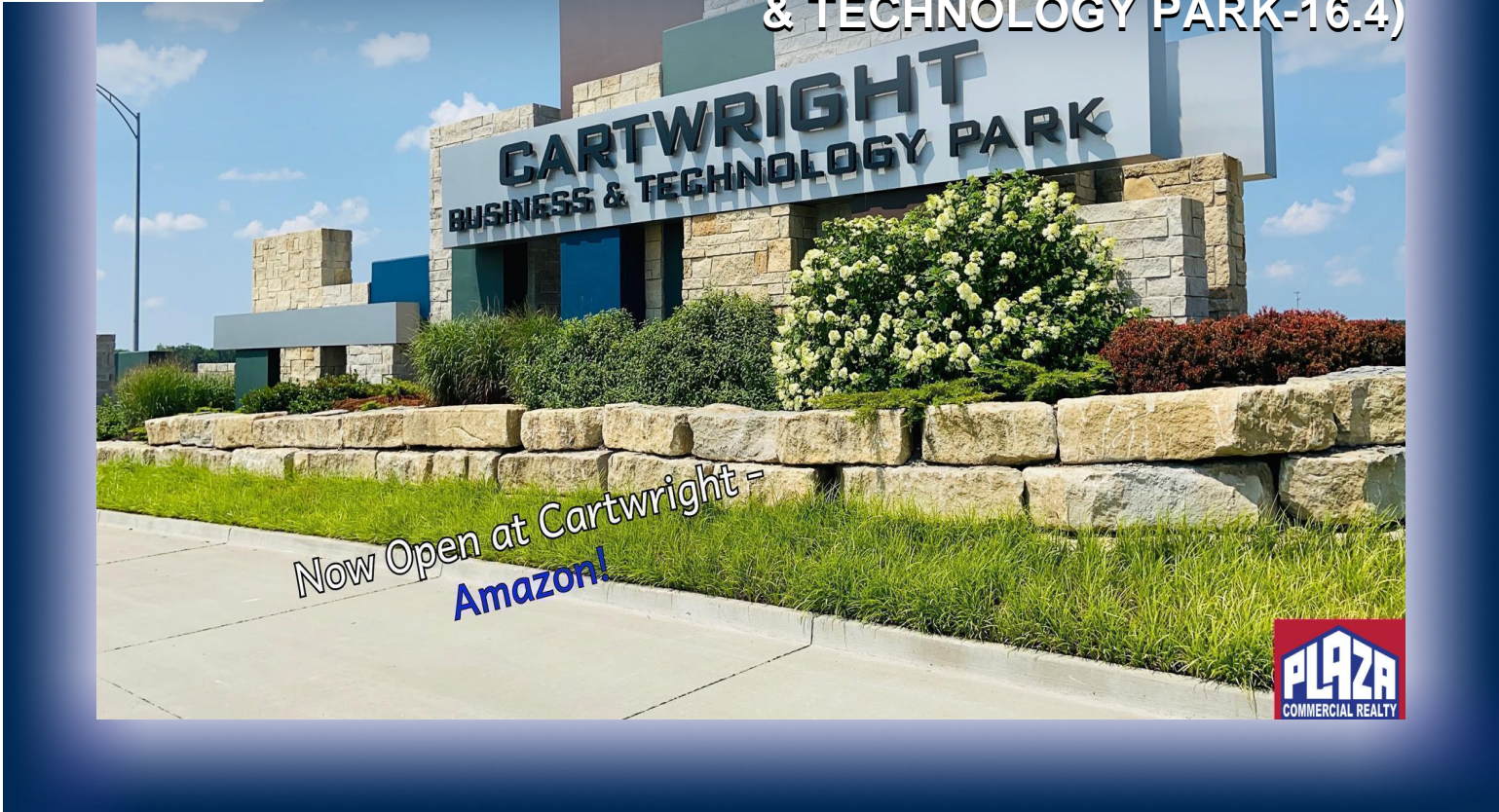


**BALDRIGE AVE.
(CARTWRIGHT BUSINESS
& TECHNOLOGY PARK-16.4)**



ADDRESS

Baldrige Ave.
(Cartwright Business
& Technology Park-16.4)
Ashland, MO

PROPERTY TYPE

Land

SALE PRICE

\$1,640,000

LAND

16.40 acres

ZONING

API

DETAILS

- Located in Cartwright Business & Technology Park, a new development adjacent to Columbia Regional Airport at the Highway 63 & Route H intersection
- Cartwright Park is a planned, mixed-use development with infrastructure and utility capacity to support a variety of large scale occupancies
- Park contains over 400 acres, 20 acre lake, and walking trails for use by occupants
- A variety of lots are available that can accommodate office, retail, or industrial uses
- Subject lot is a 9.1 acre office/industrial parcel
- Additional office/industrial lots available, various sizes at \$100,000 per acre
- Adjacent to Columbia Regional Airport, which has seen a 10-fold increase in passengers over the last decade and recently opened a new, expanded terminal
- Subject to park covenants, and owner/landlord approval of use and development plans
- Owner/developer is willing to sell lots, or do build-to-suit as needed

Paul Land, *SIOR* PaulLand@PlazaCommercialRealty.com
Mike Grellner, *SIOR* MikeGrellner@PlazaCommercialRealty.com
Lauren Crosby, *Agent* LaurenCrosby@PlazaCommercialRealty.com

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

