

ADDRESS

1801 Westfall Dr. Columbia, MO

**PROPERTY TYPE** Office / Retail / Industrial

**SALE PRICE** \$3,600,000

LEASE \$20,000/monthly/triple net

SPACE 24,000 sqft

BUILDING 24,000 sqft

LAND 2.01 acres

## ZONING

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- Freestanding building located 1/2 block off of Vandiver Dr., minutes from Interstate 70
- Building underwent extensive remodeling within recent years, and now includes a showroom / sales area, office area and suitable warehouse/shipping area. Heated and air conditioned.
- Has (1) 4` high grade level dock, (1) 2' high service truck dock, and drive-in overhead door.
- Major pole sign installation provides Interstate 70 visibility
- Contact listing office to arrange tours
- Available no later than 8/1/25, subject to rights of existing tenant which may consider earlier exit date.
- Broker/owner property.

Society of Industrial and SIOR Office REALTORS\*