

#### **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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# **DETAILS**

- 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.