

ADDRESS

2102 Whitegate Drive Columbia, MO

PROPERTY TYPE

Office / Retail

SALE PRICE

\$7,200,000

LEASE

\$60,000/monthly/triple net

SPACE

52,000 sqft

BUILDING

67,186 sqft

LAND

5.34 acres

ZONING

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DETAILS

- Commercial zoning on 5.34 acres. Zoned M-C (mixed use corridor). This zoning district permits all retail and office uses. This includes research and development use.
- 52,000 sf continuous space size can be available subject to rights of existing tenant. This is a broker/owner property. Call listing office for details
- · Recent upgrades to roof, HVAC systems, and lighting are already in place.
- · Site has 225 overall parking spaces.
- Tours are to be coordinated through listing office requiring some advance notice.
- Triple net charges are estimated at \$3.75 sf annually (covers taxes, insurance, and exterior maintenance).
- Overall property is also offered for sale at \$7,200,000 combined with 2100 Whitegate subject to existing leases at 2100 Whitegate, and 2100 Whitegate and 2102 Whitegate is 67,186 sf..
- . Only a signed contract binds the parties.