



ADDRESS

2102 Whitegate Dr.
Columbia, MO

PROPERTY TYPE

Office / Retail / Industrial

LEASE

\$17,700/monthly/triple net

SPACE

13,714 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.
- 50 overall parking spaces available on site can be dedicated to 14,714 sf space.
- Tours available and are to be coordinated through listing office requiring some advance notice.
- This 13,714 sf space is at western end of the facility.
- Triple net charges are estimated at \$3,500 monthly (covers taxes, insurance, and exterior maintenance).

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