

3208 LEMONE INDUSTRIAL BLVD. (COMBINED UNITS)



ADDRESS

3208 LeMone Industrial Blvd.
(Combined Units)
Columbia, MO

PROPERTY TYPE

Office / Industrial

LEASE

\$4,500/month

SPACE

8,063 sqft

ZONING

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DETAILS

- 3 MONTHS FREE RENT ON A MULTI-YEAR LEASE
- Discounted rental rate of \$4,500/month will go back above \$6,000/month in subsequent years of the lease term
- Located in LeMone Industrial Park in south Columbia (Highway 63 & Grindstone)
- Multi-tenant facility with a mixture of office and industrial occupants
- Subject space is a mixture of office and warehouse, and a larger portion can be converted to warehouse with additional overhead doors
- Industrial zoning will allow a variety of uses
- Tenant pays their pro rata share of utilities
- Located in LeMone Industrial Park, a large scale employment park with a mixture of office and industrial occupants

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