



**ADDRESS**

Baldrige Ave.  
(Cartwright Business  
& Technology Park-23.3)  
Ashland, MO

**PROPERTY TYPE**

Land

**SALE PRICE**

\$2,915,000

**LAND**

23.30 acres

**ZONING**

API

**DETAILS**

- Located in Cartwright Business & Technology Park, a new development adjacent to Columbia Regional Airport at the Highway 63 & Route H intersection
- Cartwright Park is a planned, mixed-use development with infrastructure and utility capacity to support a variety of large scale occupancies
- Park contains over 400 acres, 20 acre lake, and walking trails for use by occupants
- A variety of lots are available that can accommodate office, retail, or industrial uses
- Subject lot 4 is a 23.3 acre lot at the corner/entryway of Cartwright Park also adjacent to the commercial lots
- Additional industrial lots available, various sizes at \$100,000-\$125,000 per acre
- Adjacent to Columbia Regional Airport, which has seen a 10-fold increase in passengers over the last decade and recently opened a new, expanded terminal
- Subject to park covenants, and owner/landlord approval of use and development plans
- Owner/developer is willing to sell lots, or do build-to-suit as needed

Paul Land PaulLand@PlazaCommercialRealty.com  
Mike Grellner MikeGrellner@PlazaCommercialRealty.com  
Lauren Crosby LaurenCrosby@PlazaCommercialRealty.com

2501 Bernadette Drive  
Columbia, MO 65203  
(573) 445-1020

