

# FOR SALE OR LEASE

## 2990 EMERALD LAKE DR. (BUILD-TO-SUIT OPPORTUNITY)



### ADDRESS

2990 Emerald Lake Dr.  
(Build-To-Suit Opportunity)  
Columbia, MO

### PROPERTY TYPE

Industrial

### SALE PRICE

\$975,000

### LEASE

\$5,500/monthly

### BUILDING

10,800 sqft

### LAND

2.25 acres

### DETAILS

- Build-to-suit opportunity for 10,000 sf building.
- New to be constructed building will replace current structure on this 2.25 acre site.
- Image of building is shown.
- Building will feature (2) docks, 1 drive-in door, and appropriate office area for distribution uses.
- Available for lease at \$5,000 monthly rental rate, with minimum lease term of 5 years being preferred.
- This is an active industrial use area, with close proximity to I-70.
- All uses are subject to Landlord approval, prior to lease finalization.
- Triple net lease.

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