



**ADDRESS**

1512 Heriford Rd.  
Columbia, MO

**PROPERTY TYPE**

Office / Investment

**SALE PRICE**

\$4,200,000

**SPACE**

24,360 sqft

**BUILDING**

24,360 sqft

**ZONING**

M-C

**DETAILS**

- Fully leased, single tenant freestanding office building on the Interstate 70 corridor (high visibility from Interstate 70)
- Newer, high quality construction (concrete tilt-up) with abundant on-site parking that can accommodate call center ratios
- Occupied by a single tenant (Veterans United Home Loans) with multiple years remaining on the lease and little management/maintenance required; call for income & expense details
- High level of interior finish (completely remodeled in 2013)
- Excellent rental history, and general commercial zoning allows for a variety of uses
- Located in a major commerce district surrounded by other retail & professional services

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