

ADDRESS 7070 Baldrige Ave. **Cartwright Business** & Technology Park Ashland, MO PROPERTY TYPE Office / Industrial SALE PRICE \$3,200,000 **SPACE** 16,250 sqft BUILDING 22,500 sqft LAND 4.60 acres **ZONING** API

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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
- · Subject property is new construction, high quality concrete tilt-up currently in shell condition
- Building is available for sale only, 16,250 sq ft of the 22,500 sq ft remains available for occupancy
- Building layout provides ability to finish as office and/or warehouse, docks and overhead doors can be added as required by occupant
- Adjacent to Columbia Regional Airport, which has seen a 10-fold increase in passengers over the last decade and just broke ground on a new terminal
- Subject to park covenants, and owner/landlord approval of use and development plans