





ADDRESS	4441 I-70 Dr. NW Columbia, MO
PROPERTY TYPE	Office / Retail / Industrial
LEASE	\$4,000/monthly/modified gross lease
SPACE	5,990 sqft
ZONING	M-L

## **DETAILS**

- Freestanding office/warehouse facility consisting of 5,990 sf of space on ground floor mostly devoted to office with some warehouse storage and production space combination.
- This is a very versatile space that is immediately available for occupancy. Abundant parking plan
- Building signage and site signage is available.
- Situated near Sorrels overpass provides access to southern and western Columbia
- · Tenant pays its own utilities
- · Facility has access to dock and yard area

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