

ADDRESS	2102 Whitegate Dr., Suite B Columbia, MO
PROPERTY TYPE	Office / Retail / Industrial
LEASE	\$7,330/monthly/triple net
SPACE	7,037 sqft
LAND	5.34 acres
ZONING	M-C

## DETAILS

- 5.34 acres zoned M-C (mixed use corridor). This zoning district permits all retail and office uses. This includes research and development use. This 7,037 sf is a portion of larger facility.
- Recent upgrades to roof, HVAC systems, and lighting are already in place.
- Abundant parking spaces available on site can be dedicated to space.
- Tours available and are to be coordinated through listing office requiring some advance notice.
- Triple net charges cover taxes, insurance, and exterior maintenance. These are estimated at \$3.25 sf annually.
- Utilities estimate is \$2.00 sf annually.

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