



**ADDRESS**

504 Big Bear Blvd.  
(Suite A)  
Columbia, MO

**PROPERTY TYPE**

Industrial

**LEASE**

\$2,500/month

**SPACE**

5,400 sqft

**ZONING**

IG

**DETAILS**

- Warehouse unit with a loading dock and drive-in door
- Includes a restroom & kitchenette within the premises
- Located in close proximity to Interstate 70
- Industrial zoning allows for a variety of uses
- On-site owner/manager provides mowing and snow removal services
- Rental rate of \$2,500/month in year 1, \$3,000/month in year 2, \$3,300/month in subsequent years

Paul Land, *SIOR* PaulLand@PlazaCommercialRealty.com  
Mike Grellner, *SIOR* MikeGrellner@PlazaCommercialRealty.com  
Lauren Crosby, *Agent* LaurenCrosby@PlazaCommercialRealty.com

2501 Bernadette Drive  
Columbia, MO 65203  
(573) 445-1020

