



ADDRESS

3208 LeMone Industrial Blvd.
Columbia, MO

PROPERTY TYPE

Office / Retail / Industrial

LEASE

\$2,000/month

SPACE

3,650 sqft

ZONING

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DETAILS

- Located in LeMone Industrial Park in south Columbia (Highway 63 & Grindstone)
- Multi-tenant facility with a mixture of office and industrial occupants
- Subject space is 3,650 of office finish, heated/cooled, that is suitable for regular office occupancy and/or small scale production
- Rent adjust to the normal rate of \$2,500/month after year 1 of the lease
- Approximately 500 sq ft of 'bonus' mezzanine office space
- Industrial zoning will allow a variety of uses
- Limited on-site parking
- Tenant also contributes their percentage share of utilities (approx \$600/month)
- Located in LeMone Industrial Park, a large scale employment park with a mixture of office and industrial occupants

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