

**BALDRIGE AVE.
(CARTWRIGHT BUSINESS
& TECHNOLOGY PARK-9.1)**



ADDRESS	Baldrige Ave. (Cartwright Business & Technology Park-9.1) Ashland, MO
PROPERTY TYPE	Land
SALE PRICE	\$910,000
LAND	9.10 acres
ZONING	API

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
- A variety of lots are available that can accommodate office, retail, or industrial uses
- Subject lot is a 9.1 acre office/industrial parcel
- Additional office/industrial lots available, various sizes at \$100,000 per acre
- Adjacent to Columbia Regional Airport, which has seen a 10-fold increase in passengers over the last decade and recently opened a new, expanded terminal
- Subject to park covenants, and owner/landlord approval of use and development plans
- Owner/developer is willing to sell lots, or do build-to-suit as needed

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