



**ADDRESS** 1580 Old US Hwy 40  
Columbia, MO

**PROPERTY TYPE** Industrial

**LEASE** \$5,000/monthly

**SPACE** 3,000 sqft

## DETAILS

- 3,000 sq ft freestanding building.
- Located in Callaway County and will permit all business uses, subject to Landlord approval.
- Highly visible to Interstate 70, if signage is important to building occupant.
- One overhead doors and two docks.
- Interior finish 800 sf office and balance is warehouse.
- Large fenced yard area available.
- Tenant pays mowing and snow removal.
- Space available, subject to rights of existing occupant with short term occupancy desires.
- Typical lease term is 3 year to 5 year.

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