



**ADDRESS**

2401 Industrial Dr.  
Columbia, MO

**PROPERTY TYPE**

Retail / Industrial

**LEASE**

\$8,000/month

**SPACE**

10,000 sqft

**BUILDING**

10,000 sqft

**ZONING**

M-C

**DETAILS**

- Freestanding 10,000 sq ft warehouse with showroom, located in industrial zoned area and close proximity to I-70 and Stadium Blvd (one minute north of I-70).
- \$8,000 monthly rental on a modified gross basis.
- 2 drive in door and 1 dock door.
- Ample parking on concrete paved lot.
- Located at entry to industrial park with excellent visibility from Stadium Blvd.
- Zoned heating and air conditioning for efficiency.
- Owner prefers to lease space in its entirety, though division of space is possible.
- Lease is offered subject to rights of existing tenant. Call broker for details.

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

 Individual Membership  
Society of Industrial and  
Office REALTORS®