

**BALDRIGE AVE.  
(CARTWRIGHT BUSINESS  
& TECHNOLOGY PARK-12.1)**



**ADDRESS**

Baldrige Ave.  
(Cartwright Business  
& Technology Park-12.1)  
Ashland, MO

**PROPERTY TYPE**

Land

**SALE PRICE**

\$3,025,000

**LAND**

12.10 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 12.1 acre commercial corner lot at the intersection of Route H and Highway 63
- Additional commercial lots available, various sizes at \$250,000 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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