



**ADDRESS**

Tom Bass Rd.  
Columbia, MO

**PROPERTY TYPE**

Industrial / Land / Investment

**SALE PRICE**

\$1,000,000

**LAND**

48.00 acres

**ZONING**

M-L

**DETAILS**

- Industrial zoned land located in a growing area of Columbia.
- Property is currently in two lots. Northern lot is 5.22 acre and southern lot is 42.78 for a combined total of 48 acres.
- Northern portion 1.21 acres is zoned A-1 (agricultural) and the southern 46.79 acres is zoned M-L (light industrial).
- Close proximity to City limits and Columbia Regional airport and Ashland, MO community along Hwy 63 corridor.
- Property to convey in its entirety at the shown list price.

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