

**2000 LAKE RIDGEWAY RD.  
(AT VANDIVER DR.)**



**ADDRESS**

2000 Lake Ridgeway Rd.  
(at Vandiver Dr.)  
Columbia, MO

**PROPERTY TYPE**

Industrial

**LEASE**

\$15,000/monthly/triple net

**SPACE**

14,820 sqft

**ZONING**

IG

**DETAILS**

- New construction of a 14,820 sf facility available for lease at \$15,000 monthly rental, triple net lease basis. Triple net charges are estimated to be \$2.70 sf annually. This property is zoned I-G and will allow commercial and industrial uses.
- Interior can be customized at this stage.
- Facility is now designed to have up to (3) dock and variable number of drive-in overhead door.
- Minimum lease term of 5 years is being sought.
- Close proximity to Hwy 63, just north of I-70.
- Modern design, clear span, 21' to 24' ceiling heights.

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