



**ADDRESS**

2801 Vandiver Dr.  
Columbia, MO

**PROPERTY TYPE**

Industrial

**LEASE**

\$25,000/monthly/triple net

**SPACE**

20,000 sqft

**ZONING**

IG

**DETAILS**

- BUILD TO SUIT OPPORTUNITY
- Proposed overall 20,000 sf freestanding building with docks and overhead doors. 18,000 sf warehouse area and finished 2,000 sf office area.
- Storage yard.
- Contemplated concrete parking area.
- Minimum lease term 10 years.
- \$25,000 monthly rental, triple net basis.
- Strong central location.
- Easy access to Hwy 70 and Hwy 63.

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

