



**ADDRESS**

1476 Old US Hwy 40, Unit B  
Columbia, MO

**PROPERTY TYPE**

Industrial

**LEASE**

\$2,000/monthly

**SPACE**

3,000 sqft

**DETAILS**

- 3,000 sq ft freestanding building.
- Located in Callaway County and will permit all business uses, subject to Landlord approval.
- Highly visible to Interstate 70, if signage is important to building occupant.
- One overhead door.
- Interior finish 500 sf office and balance is warehouse.
- Large yard area available. Tenant pays mowing and snow removal.
- Typical lease term sought is 3 year to 5 year.

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

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