



ADDRESS

1801 Westfall Dr.
Columbia, MO

PROPERTY TYPE

Office / Retail / Industrial

SALE PRICE

\$3,600,000

LEASE

\$20,000/monthly/triple net

SPACE

24,000 sqft

BUILDING

24,000 sqft

LAND

2.01 acres

ZONING

IG

DETAILS

- Freestanding building located 1/2 block off of Vandiver Dr., minutes from Interstate 70
- Building underwent extensive remodeling within recent years, and now includes a showroom / sales area, office area and suitable warehouse/shipping area. Heated and air conditioned.
- Has (1) 4' high grade level dock, (1) 2' high service truck dock, and drive-in overhead door.
- Major pole sign installation provides Interstate 70 visibility
- Contact listing office to arrange tours
- Available no later than 8/1/25, subject to rights of existing tenant which may consider earlier exit date.
- Broker/owner property.

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

