



**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**

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**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 7/1/25, subject to rights of existing tenant which may consider earlier exit date.

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