



ADDRESS

2100-02 Whitegate Dr.
Columbia, MO

PROPERTY TYPE

Office / Retail / Industrial /
Investment

SALE PRICE

\$7,200,000

SPACE

67,186 sqft

BUILDING

67,186 sqft

LAND

5.34 acres

ZONING

M-C

DETAILS

- Commercial zoning on 5.34 acres of larger facility. Zoned M-C (mixed use corridor). This zoning district permits all retail and office uses. This includes research and development use.
- Recent upgrades to roof, HVAC systems, and lighting are already in place.
- 250 overall parking spaces available on site.
- Tours available and are to be coordinated through listing office requiring some advance notice.
- Master lease on entire facility with major employer provides 8% rate of return thru its expiration date. Triple net lease structure.
- Building is divisible to accommodate different tenancies. Some of that work is now in progress and interior upgrade are occurring.
- Broker owner.

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