



INDUSTRIAL PROPERTY FOR SALE AND LEASE

A large, single-story industrial building with a dark roof and light-colored corrugated metal siding. The building has several large roll-up doors and smaller windows. It is situated on a gravel lot under a clear blue sky.

26 S RANGELINE
RD

COLUMBIA, MO 65201

GINA RENDE

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OFFERING SUMMARY

Lease Rate:	\$6.00 SF/yr (NNN)
Building Size:	24,000 SF
Available SF:	24,000 SF
Lot Size:	2.45 Acres
Price / SF:	\$37.50
Zoning:	M-L

PROPERTY OVERVIEW

Newly constructed warehouse building located in East Columbia. The site offers close proximity and easy access to Interstate 70.

PROPERTY HIGHLIGHTS

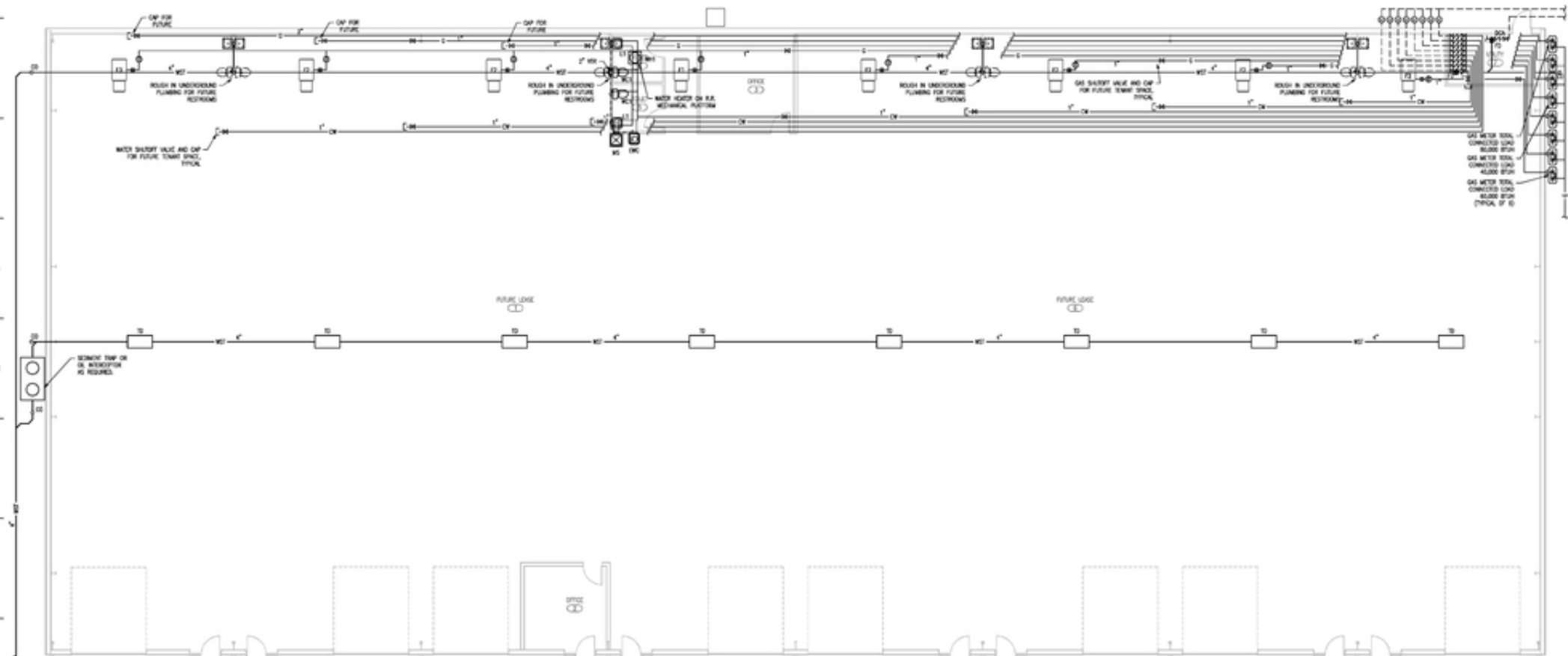
- 8 14 ft. Drive-in doors
- 3 phase 200 amp service
- Wet sprinkler system
- 20 ft. eaves & 24 ft. centers
- Zoned for Light Industrial

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3 ELECTRIC WATER HEATER PIPING M1 NO SCALE

2 SUPPLY/ WASTE RISER M1 SCALE: NO SCALE



1 PLUMBING PLAN M1 SCALE: 1/8" = 1'-0"

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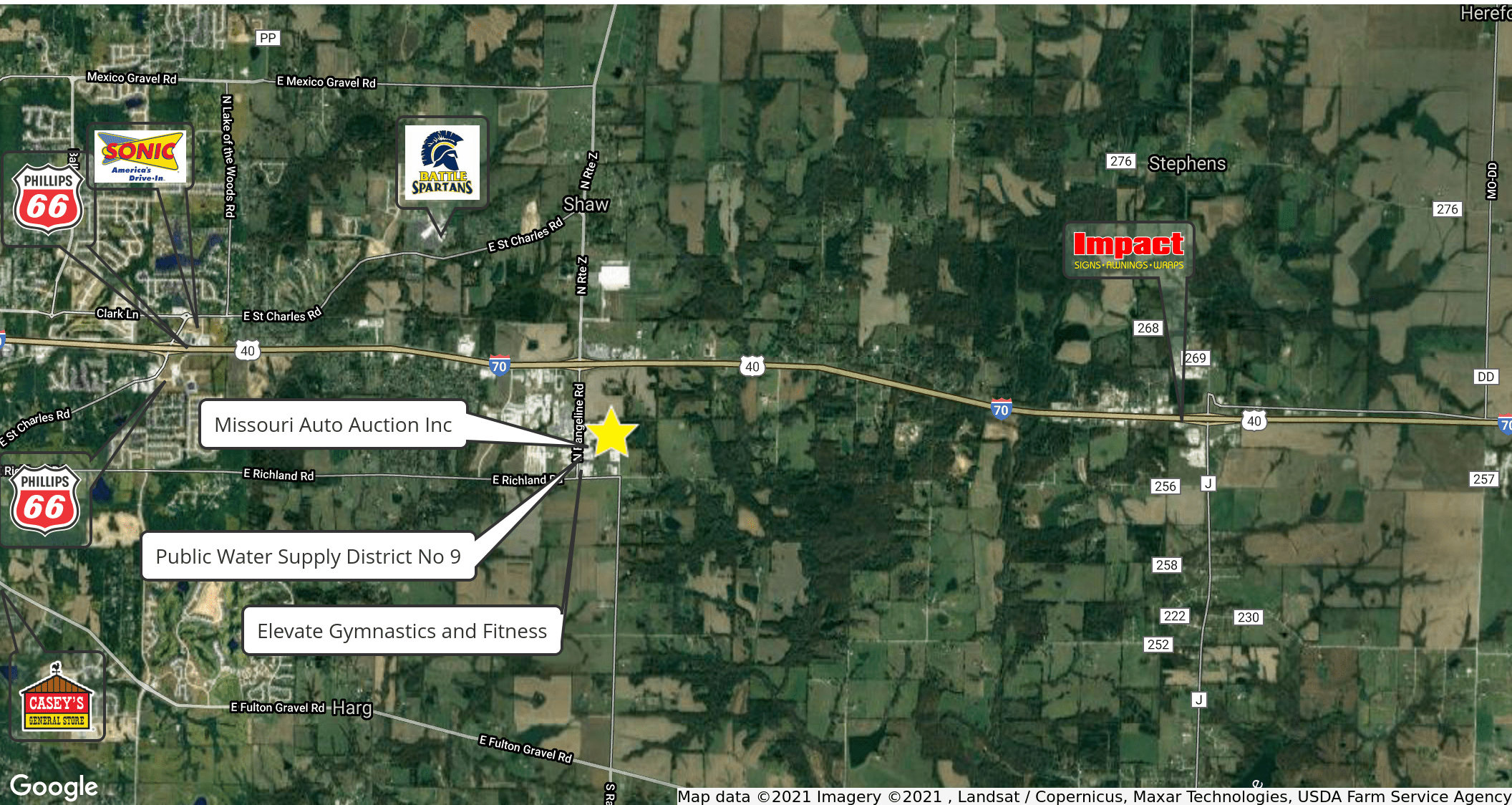
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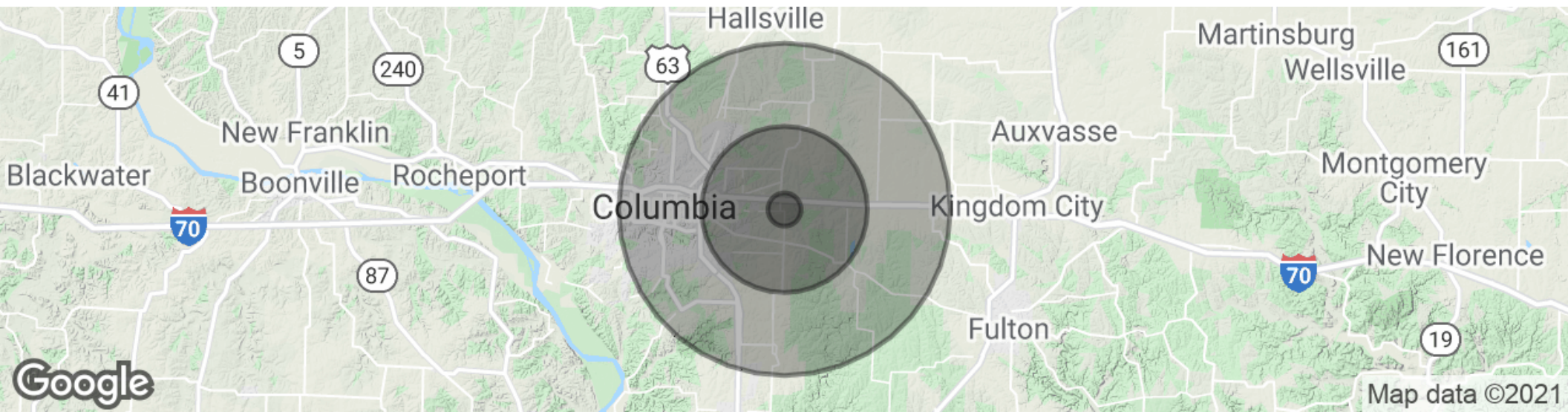
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	184	10,723	97,035
Median age	39.8	33.4	28.6
Median age (Male)	38.7	32.2	27.9
Median age (Female)	40.8	34.6	29.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	77	4,563	38,386
# of persons per HH	2.4	2.3	2.5
Average HH income	\$96,648	\$69,814	\$49,543
Average house value	\$246,127	\$176,405	\$161,616

* Demographic data derived from 2010 US Census

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