



5611 BROWN  
STATION RD

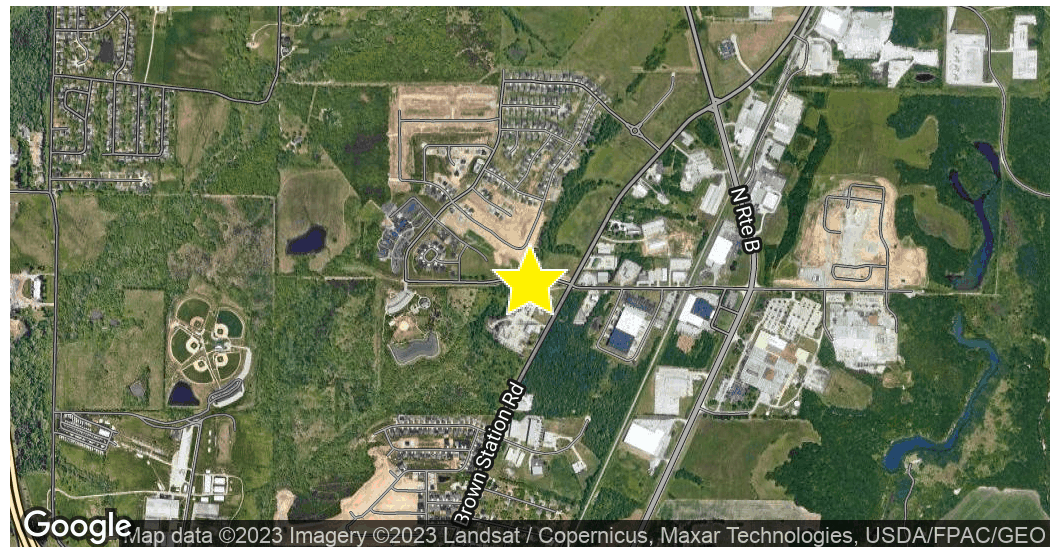
5611 BROWN STATION ROAD,  
COLUMBIA, MO 65202

MEL ZELENAK

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## OFFERING SUMMARY

|                |                    |
|----------------|--------------------|
| Lease Price:   | \$12,500/Month NNN |
| Building Size: | 10,450 SF          |
| Available SF:  | 17.55 Acres        |
| Year Built:    | 2004               |
| Zoning:        | IG                 |

## PROPERTY OVERVIEW

Just South of the intersection of Brown Station Road and Waco Road

## PROPERTY HIGHLIGHTS

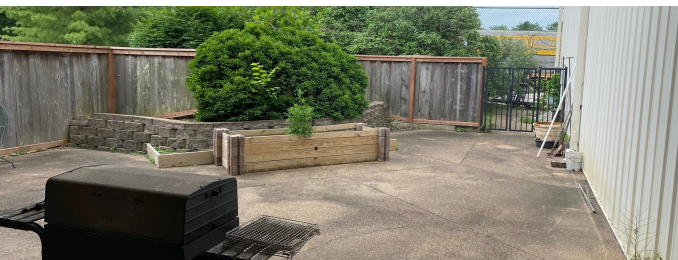
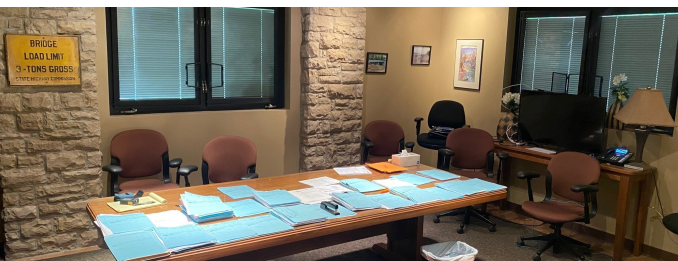
**+/- 10,450SF INDUSTRIAL BUILDING ON +/-14.53 AC WITH OFFICE SPACE**  
**+/-5.4AC ARE FENCED WITH A PARTIALLY PAVED LAYDOWN YARD**  
**OFFERING INCLUDES TWO SMALLER INDIVIDUALLY PLATTED LOTS AT THE CORNER OF BROWN STATION ROAD AND WACO RD, CAN ACCOMMODATE FUTURE DEVELOPMENT**  
**4 DRIVE-IN DOORS, 3 PHASE ELECTRIC, 2 FIVE TON CRANES IN WAREHOUSE**  
**24'9" CENTER HEIGHTS, 19'6" EAVE HEIGHTS**  
**OFFICE SPACE - CONFERENCE ROOM, BREAK ROOM, 6 OFFICES, COPY ROOM, RESTROOMS, IT ROOM, AND OUTDOOR CONCRETE PATIO**

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Technologies, USDA/FPAC/GEO

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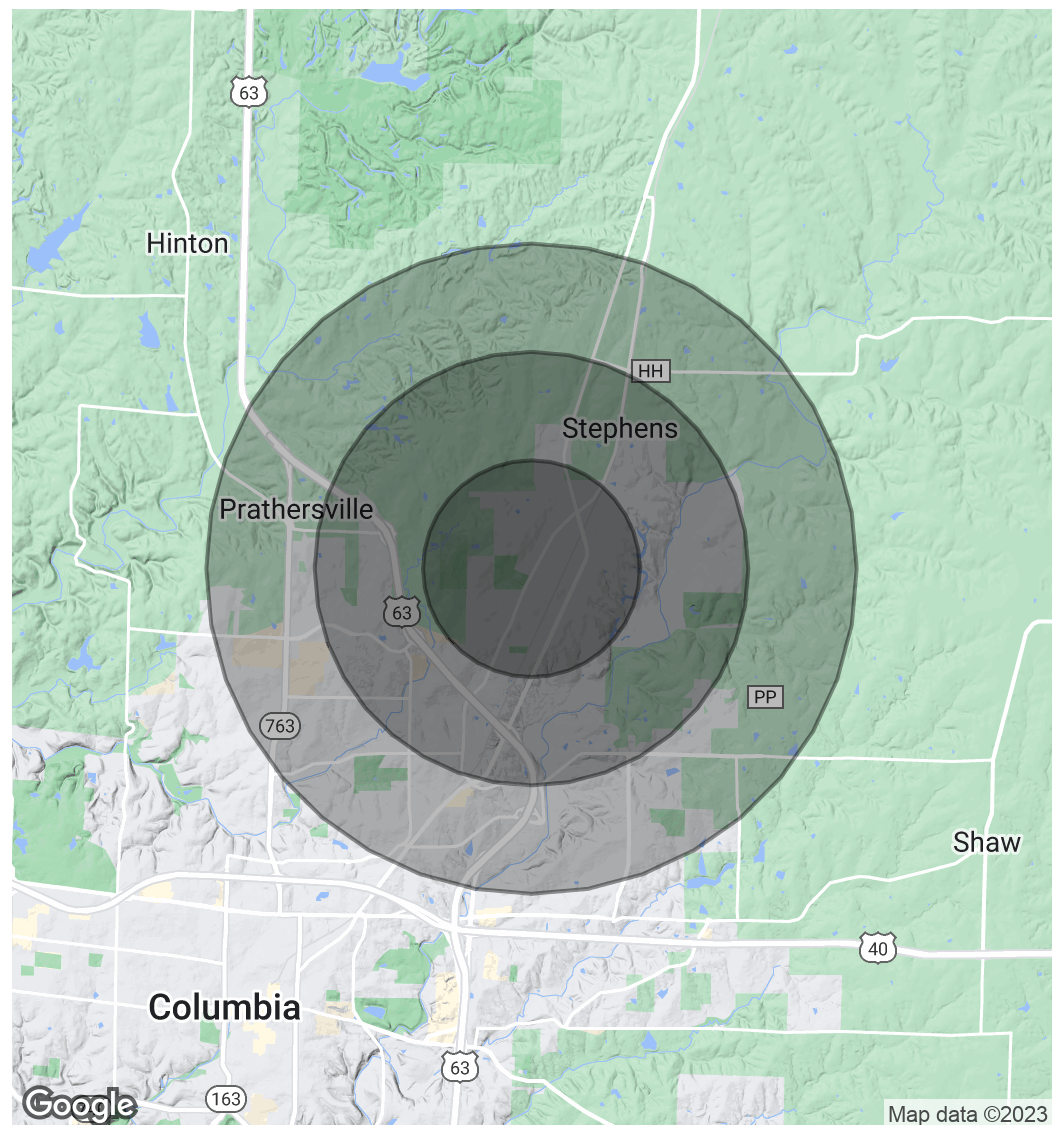
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| POPULATION           | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 1,582  | 8,008   | 21,942  |
| Average Age          | 37.9   | 35.2    | 33.3    |
| Average Age (Male)   | 37.7   | 35.6    | 32.5    |
| Average Age (Female) | 37.3   | 34.6    | 33.2    |

| HOUSEHOLDS & INCOME | 1 MILE    | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 710       | 3,340     | 9,108     |
| # of Persons per HH | 2.2       | 2.4       | 2.4       |
| Average HH Income   | \$58,799  | \$64,483  | \$63,475  |
| Average House Value | \$134,438 | \$154,434 | \$150,713 |

\* Demographic data derived from 2020 ACS - US Census



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