



ADDRESS

2102 Whitegate Dr., Suite A
Columbia, MO

PROPERTY TYPE

Office / Retail / Industrial

LEASE

\$4,600/monthly/triple net

SPACE

4,413 sqft

LAND

5.34 acres

ZONING

M-C

DETAILS

- 5.34 zoned M-C (mixed use corridor). This zoning district permits all retail and office uses. This includes research and development use. This 4,413 sf is portion of larger facility.
- Recent upgrades to roof, HVAC systems, and lighting are already in place.
- Abundant parking spaces available on site can be dedicated to space.
- Tours available and are to be coordinated through listing office requiring some advance notice.
- Triple net charges cover taxes, insurance, and exterior maintenance. These are estimated at \$3.25 sf annually.
- Utility estimate is \$2.00 sf annually.

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