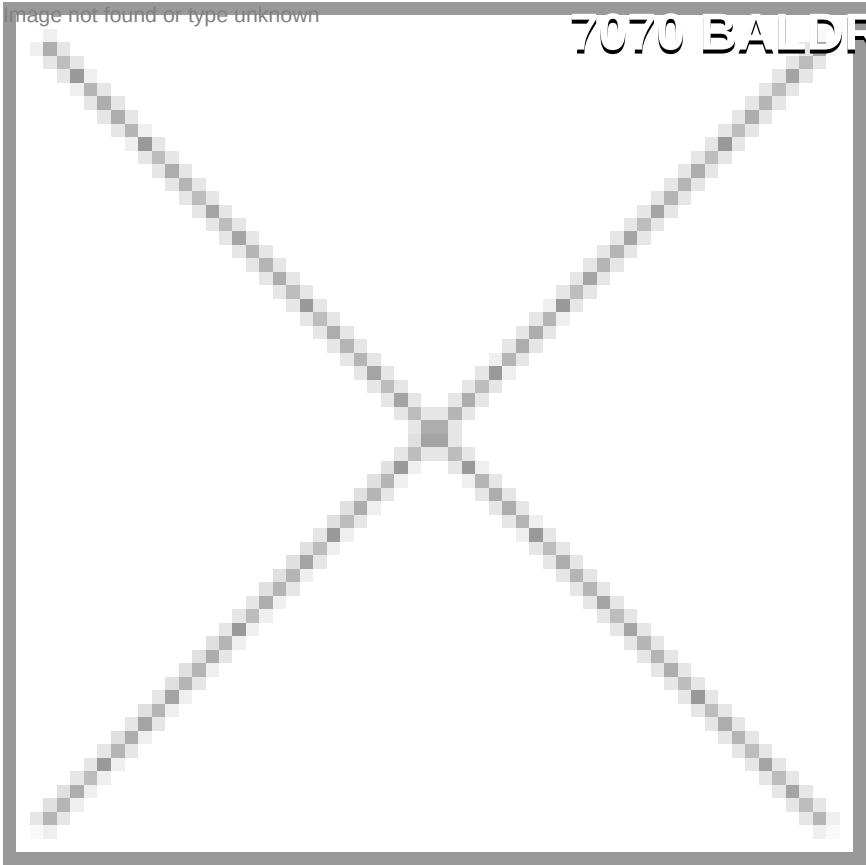




(573) 445-1020

FOR SALE



7070 BALDRIGE AVE.

ADDRESS

7070 Baldrige Ave.
Cartwright Business
& Technology Park
Ashland, MO

PROPERTY TYPE

Office / Industrial

SALE PRICE

\$3,200,000

SPACE

16,250 sqft

BUILDING

22,500 sqft

LAND

4.60 acres

ZONING

API

DETAILS

- Located in Cartwright Business & Technology Park, a new development adjacent to Columbia Regional Airport at the Highway 63 & Route H intersection
- Cartwright Park is a planned, mixed-use development with infrastructure and utility capacity to support a variety of large scale occupancies
- Park contains over 400 acres, 20 acre lake, and walking trails for use by occupants
- Subject property is new construction, high quality concrete tilt-up currently in shell condition
- Building is available for sale only, 16,250 sq ft of the 22,500 sq ft remains available for occupancy
- Building layout provides ability to finish as office and/or warehouse, docks and overhead doors can be added as required by occupant
- Adjacent to Columbia Regional Airport, which has seen a 10-fold increase in passengers over the last decade and just broke ground on a new terminal
- Subject to park covenants, and owner/landlord approval of use and development plans

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