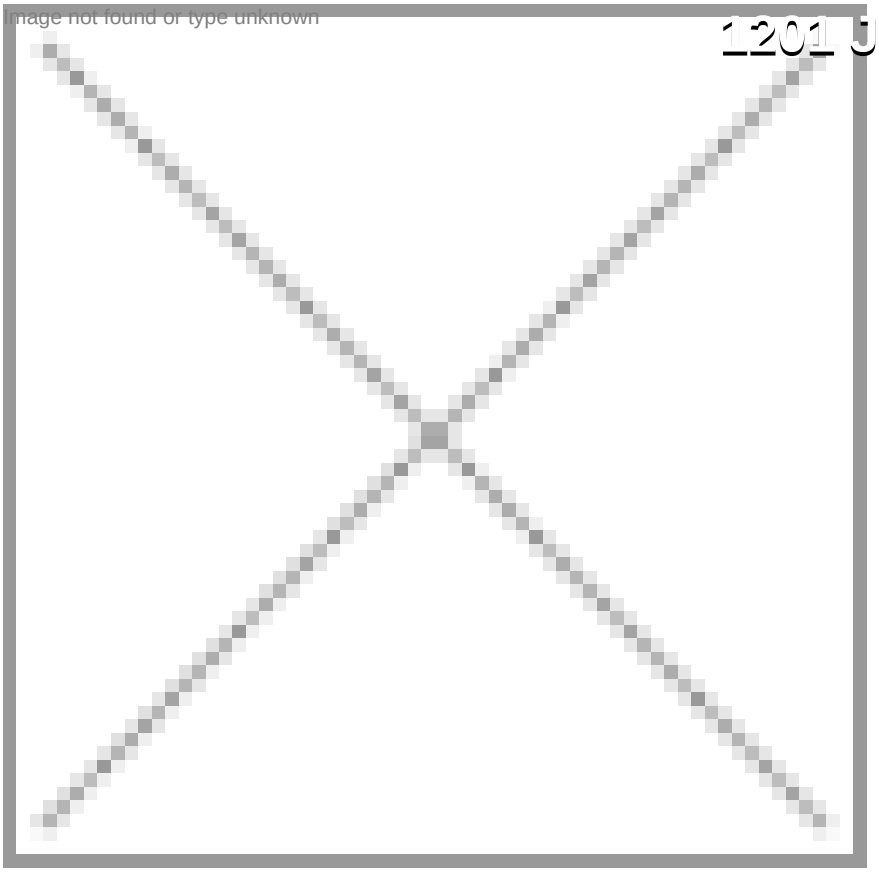
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(573) 445-1020

FOR LEASE

1201 JADE RD.



ADDRESS	**1201 Jade Rd. Columbia, MO**
PROPERTY TYPE	**Industrial**
LEASE	**$12,000/month**
SPACE	**15,375 sqft**

DETAILS

- 15,375 sf freestanding facility (75 ft deep x 205 ft wide) facing I-70 with long view visibility frontage traveling either east or west along I-70.
- Situated on 3.18 acres in Callaway County with no zoning restrictions. Facility is suitable for showroom and warehouse combination or other uses, such as repair center, storage, etc...
- New facility featuring (5) overhead drive-in doors with each door being 14 ft wide by 14 ft high. And (2) overhead drive-in doors that are 14 ft wide x 16 ft high
- 6” reinforced concrete floors. Ceiling heights ranging from 25 ft to 28 ft.
- $12,000 mo rental, lease is to structured on a triple net basis.
- Tenant pays its own utilities, and its own interior and exterior maintenance.
- This is first generation tenant space and therefore interior finishes and specialized mechanical services and requirements can be customized to fulfill specific tenant needs commensurate with a suitable lease term and credit standing of tenancy.

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