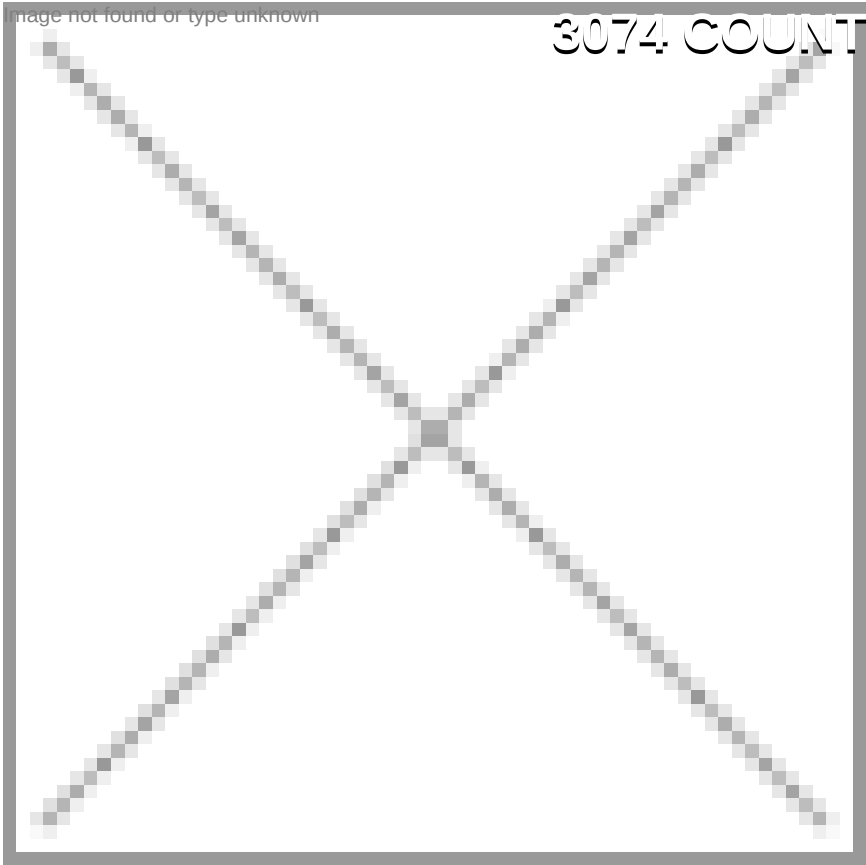




(573) 445-1020



FOR LEASE

3074 COUNTY RD. 257

ADDRESS

3074 County Rd. 257
Fulton, MO

PROPERTY TYPE

Industrial

LEASE

\$6,500/monthly/modified
gross lease

SPACE

26,000 sqft

LAND

6.14 acres

DETAILS

- 26,000 sf warehouse facility on approx. 6.14 acres situated in Callaway County, MO (no zoning).
- \$6,500 monthly rental on modified gross lease basis. This structure means landlord pays base lease year (2024) real estate taxes and building insurance. Tenant pays increases only. Tenant pays yard and building maintenance.
- Currently occupied on month to month basis.
- Tours via appointment through listing office.

Paul Land, *SIOR* PaulLand@PlazaCommercialRealty.com
Mike Grellner, *SIOR* MikeGrellner@PlazaCommercialRealty.com
Lauren Crosby, *Agent* LaurenCrosby@PlazaCommercialRealty.com

2501 Bernadette Drive
Columbia, MO 65203
(573) 445-1020

SIOR Individual Member