



## FOR LEASE



ADDRESS	3208 LeMone Industrial Blvd. Columbia, MO
PROPERTY TYPE	Office / Retail / Industrial
LEASE	\$2,000/month
SPACE	3,650 sqft
ZONING	IG

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 Memberknown

## DETAILS

- Located in LeMone Industrial Park in south Columbia (Highway 63 & Grindstone)
- Multi-tenant facility with a mixture of office and industrial occupants
- Subject space is 3,650 of office finish, heated/cooled, that is suitable for regular office occupancy and/or small scale production
- Rent adjust to the normal rate of \$2,500/month after year 1 of the lease
- Approximately 500 sq ft of 'bonus' mezzanine office space
- Industrial zoning will allow a variety of uses
- · Limited on-site parking
- Tenant also contributes their percentage share of utilities (approx \$600/month)
- Located in LeMone Industrial Park, a large scale employment park with a mixture of office and industrial occupants