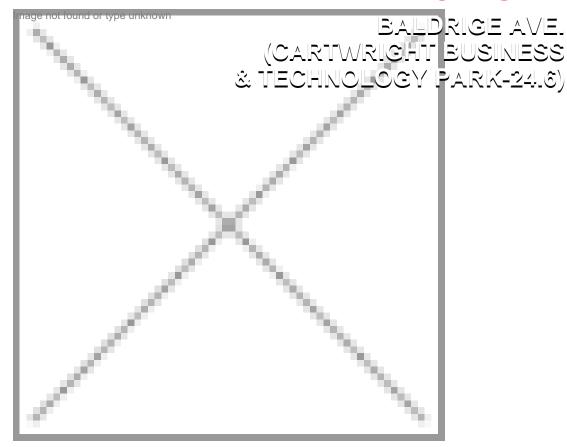
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(573) 445-1020

**FOR SALE** 



ADDRESS	Baldrige Ave. (Cartwright Business & Technology Park-24.6) Ashland, MO
PROPERTY TYPE	Land
SALE PRICE	\$2,460,000
LAND	24.60 acres
ZONING	API

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 Merabeknown

## **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
- A variety of lots are available that can accommodate office, retail, or industrial uses
- Subject lot is a 24.6 acre office/industrial parcel that fronts Route H, adjacent to the Amazon fulfillment center
- Great views of the park lake with access on multiple sides of the lot
- Additional office/industrial lots available, various sizes at \$100,000 per acre
- Adjacent to Columbia Regional Airport, which has seen a 10-fold increase in passengers over the last decade and recently opened a new, expanded terminal
- Subject to park covenants, and owner/landlord approval of use and development plans
- Owner/developer is willing to sell lots, or do build-to-suit as needed

